

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/357 Rathdowne Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$875,000

&

\$925,000

### Median sale price

Median price

\$557,500

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2020

to

30/09/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	13/78 The Avenue PARKVILLE 3052	\$930,000	03/07/2021
2	16/30 La Trobe St MELBOURNE 3000	\$920,000	20/10/2021
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/11/2021 13:46

4/357 Rathdowne Street, Carlton Vic 3053



 3  2  2

**Rooms:** 5

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$875,000 - \$925,000

**Median Unit Price**

Year ending September 2021: \$557,500

## Comparable Properties



**13/78 The Avenue PARKVILLE 3052 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** Townhouse (Res)



**16/30 La Trobe St MELBOURNE 3000 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 20/10/2021

**Property Type:** Unit

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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