

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

3/525 Rathdowne Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$520,000

Median sale price

Median price

\$472,000

Property Type

Unit

Suburb

Carlton

Period - From

01/01/2022

to

31/12/2022

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	503/23 Palmerston St CARLTON 3053	\$625,000	12/01/2023
2	503/23 Palmerston St CARLTON 3053	\$590,000	12/01/2023
3	804/495 Rathdowne St CARLTON 3053	\$580,000	07/11/2022

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:

09/03/2023 12:58



2
 1
 1

Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price
 \$500,000 - \$520,000
Median Unit Price
 Year ending December 2022: \$472,000

Comparable Properties



503/23 Palmerston St CARLTON 3053 (REI)

Agent Comments

2
 2
 1

Price: \$625,000
Method: Sold Before Auction
Date: 12/01/2023
Property Type: Apartment



503/23 Palmerston St CARLTON 3053 (REI)

Agent Comments

2
 2
 1

Price: \$590,000
Method: Sold Before Auction
Date: 12/01/2023
Property Type: Apartment



804/495 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

2
 1
 1

Price: \$580,000
Method: Private Sale
Date: 07/11/2022
Property Type: Apartment