

404/525 Rathdowne Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$475,000

Median House Price

Year ending March 2022: \$571,250

Comparable Properties



104/463 Brunswick Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$530,000

Method: Private Sale

Date: 04/03/2022

Property Type: Apartment

Agent Comments: Modern two bedroom apartment with storage cage.



133/4 Bik Lane, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath 1 Car

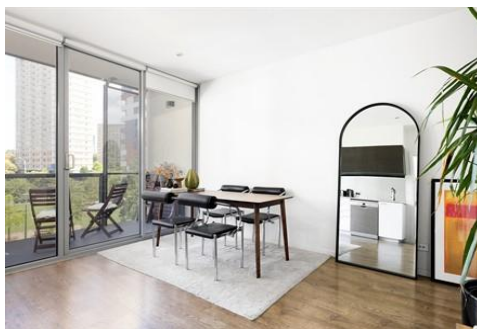
Price: \$520,000

Method: Private Sale

Date: 08/04/2022

Property Type: Unit

Agent Comments: Modern two bed apartment, larger development.



207/20 Reeves Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car

Price: \$472,000

Method: Private Sale

Date: 10/03/2022

Property Type: Apartment

Agent Comments: Neighbouring building, smaller internally.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

404/525 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$571,250

Unit

x

Suburb

Carlton

Period - From

01/04/2021

to

31/03/2022

Source

REIV

Comparable property sales

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
104/463 Brunswick Street, FITZROY NORTH 3068	\$530,000	04/03/2022
133/4 Bik Lane, FITZROY NORTH 3068	\$520,000	08/04/2022
207/20 Reeves Street, CARLTON 3053	\$472,000	10/03/2022

This Statement of Information was prepared on:

07/07/2022