

## 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

208/495 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

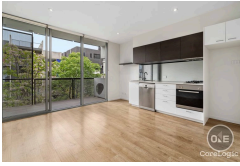
Date of sale

206/20 REEVES STREET CARLTON VIC 3053	\$365,000	11-Dec-23
8/540 SWANSTON STREET CARLTON VIC 3053	\$350,000	28-Oct-23
110/40 STANLEY STREET COLLINGWOOD VIC 3066	\$360,000	21-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 25 March 2024



**206/20 REEVES STREET CARLTON VIC 3053** Sold Price **\$365,000** Sold Date **11-Dec-23**

1 1 1

Distance **0.12km**



**8/540 SWANSTON STREET CARLTON VIC 3053** Sold Price **\$350,000** Sold Date **28-Oct-23**

1 1 1

Distance **1.25km**



**110/40 STANLEY STREET COLLINGWOOD VIC 3066** Sold Price **\$360,000** Sold Date **21-Dec-23**

1 1 1

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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