

23/355 Rathdowne Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Rooms: 2
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$480,000 - \$520,000
Median House Price
 Year ending December 2023:
 \$414,000

Comparable Properties



32/355 Rathdowne Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: \$482,000
Method: Sale
Date: 12/01/2024
Property Type: Apartment
Agent Comments: Same complex, inferior accommodation and position, smaller internal size



8/475 Cardigan Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$505,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit
Agent Comments: Similar location and condition, inferior internal size & accommodation



27/355 Rathdowne Street, Carlton 3053 (VG)

1 Bed 1 Bath 1 Car
Price: \$485,000
Method: Sale
Date: 30/10/2023
Property Type: Strata Unit/Flat
Agent Comments: Same complex, inferior accommodation and floor plan

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

23/355 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$414,000 Unit x Suburb Carlton

Period - From 01/01/2023 to 31/12/2023 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
32/355 Rathdowne Street, CARLTON 3053	\$482,000	12/01/2024
8/475 Cardigan Street, CARLTON 3053	\$505,000	25/11/2023
27/355 Rathdowne Street, CARLTON 3053	\$485,000	30/10/2023

This Statement of Information was prepared on:

22/02/2024 09:13