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

207/545 Rathdowne Street Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$450,000	&	\$470,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$350,000	Property type		Unit		Suburb	Carlton
Period-from	01 May 2019	to	30 Apr 2	2020	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
104/151 Princes Street Carlton VIC 3053	\$455,000	08-Mar-20
20 Reeves Street Carlton VIC 3053	\$455,000	08-Mar-20
307/20 Reeves Street Carlton VIC 3053	\$475,000	09-Apr-20

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.

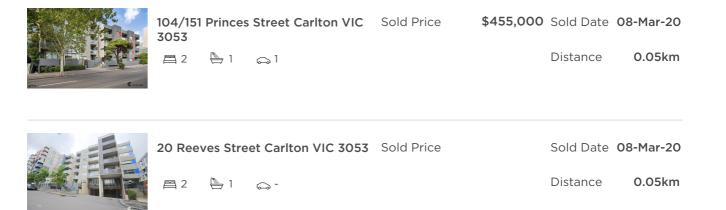
This Statement of Information was prepared on: 14 May 2020



consumer.vic.gov.au



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linknowy Ilving Iox 40		307/20 3053) Reeves	Street Carlton VIC	Sold Price	^{RS} \$475,000	Sold Date	09-Apr-20
bed 2	secure besement paning	圔 2	1	⇔1			Distance	0.1km
Reeves Stree	Contopic							

RS = Recent sale UN = Undisclosed Sale

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