

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 70/121 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$425,000 House Unit X Suburb Carlton

Period - From 01/01/2017 to 31/12/2017 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	31/117-121 Rathdowne St CARLTON 3053	\$681,000	14/10/2017
2	5/50 Leicester St CARLTON 3053	\$655,000	08/12/2017
3	74/117-121 Rathdowne St CARLTON 3053	\$648,000	23/06/2017

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.

70/121 Rathdowne Street, Carlton Vic 3053



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median Unit Price
Year ending December 2017: \$425,000

Comparable Properties



31/117-121 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$681,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: Apartment



5/50 Leicester St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$655,000
Method: Private Sale
Date: 08/12/2017
Rooms: 3
Property Type: Apartment
Land Size: 89 sqm approx



74/117-121 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$648,000
Method: Private Sale
Date: 23/06/2017
Rooms: 3
Property Type: Apartment