

45/121 Rathdowne Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$649,000
Median House Price
 September quarter 2024: \$430,000

Comparable Properties



14/540 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$645,000
Method: Private Sale
Date: 26/10/2024
Property Type: Unit
Agent Comments: Inferior location, similar size and condition, same accommodation



16/357-359 Rathdowne Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$640,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit
Agent Comments: Same location, inferior position, same accommodation not as renovated

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

45/121 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$430,000

Unit

x

Suburb

Carlton

Period - From

01/07/2024

to

30/09/2024

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
14/540 Swanston Street, CARLTON 3053	\$645,000	26/10/2024
16/357-359 Rathdowne Street, CARLTON 3053	\$640,000	22/06/2024

This Statement of Information was prepared on:

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