

1/355 Rathdowne Street, Carlton, VIC 3053



1 Bed 1 Bath 1 Car
Property Type: Townhouse (Single)
Indicative Selling Price
 \$380,000 - \$418,000
Median House Price
 June quarter 2024: \$568,000

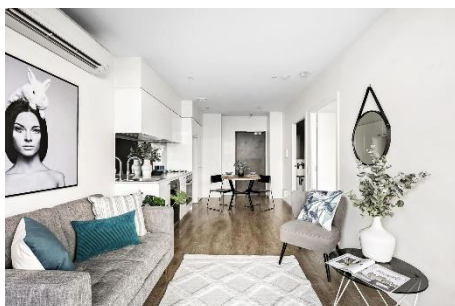
Comparable Properties



204/111 Leicester Street, Carlton 3053 (REI)
1 Bed 1 Bath 1 Car
Price: \$414,000
Method: Private Sale
Date: 07/09/2024
Property Type: Apartment
Agent Comments: Inferior outside space, comparable location, inferior aspect, comparable attributes



410/495 Rathdowne Street, Carlton 3053 (VG)
1 Bed 1 Bath 1 Car
Price: \$400,000
Method: Sale
Date: 02/07/2024
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Comparable location, comparable attributes and internal sqm



109/475 Cardigan Street, Carlton 3053 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$412,000
Method: Private Sale
Date: 09/05/2024
Property Type: Unit
Agent Comments: Inferior outside space, comparable attributes and location, similar presentation

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

1/355 Rathdowne Street, Carlton, VIC 3053

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$568,000 Unit x Suburb Carlton

Period - From 01/04/2024 to 30/06/2024 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 |
|----------------------------------------|-----------|--------------|
| 204/111 Leicester Street, Carlton 3053 | \$414,000 | 07/09/2024 |
| 410/495 Rathdowne Street, Carlton 3053 | \$400,000 | 02/07/2024 |
| 109/475 Cardigan Street, Carlton 3053 | \$412,000 | 09/05/2024 |

This Statement of Information was prepared on:

11/09/2024 11:48