

# 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

845 Rathdowne Street, Carlton North Vic 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,750,000

&

\$1,850,000

### Median sale price

Median price

\$1,728,000

Property Type

House

Suburb

Carlton North

Period - From

01/10/2020

to

30/09/2021

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	698 Drummond St CARLTON NORTH 3054	\$1,980,000	14/10/2021
2	587 Station St CARLTON NORTH 3054	\$1,905,000	17/07/2021
3	144 Amess St CARLTON NORTH 3054	\$1,760,000	03/07/2021

**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.~~

This Statement of Information was prepared on:

19/10/2021 14:45

845 Rathdowne Street, Carlton North Vic 3054



3 1 1

**Property Type:** House  
**Land Size:** 285 approx sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
Year ending September 2021: \$1,728,000

## Comparable Properties



**698 Drummond St CARLTON NORTH 3054 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,980,000  
**Method:** Auction Sale  
**Date:** 14/10/2021  
**Property Type:** House (Res)



**587 Station St CARLTON NORTH 3054 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,905,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** House (Res)  
**Land Size:** 146 sqm approx



**144 Amess St CARLTON NORTH 3054 (REI/VG)** **Agent Comments**

3 1 1

**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** House (Res)  
**Land Size:** 195 sqm approx

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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