

# 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 807/495 Rathdowne Street, Carlton Vic 3053

### Indicative selling price

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

Single price \$480,000

### Median sale price

Median price \$430,000

Property Type Unit

Suburb Carlton

Period - From 01/07/2024

to 30/09/2024

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	204/495 Rathdowne St CARLTON 3053	\$525,000	16/10/2024
2	410/495 Rathdowne St CARLTON 3053	\$400,000	02/07/2024
3	503/495 Rathdowne St CARLTON 3053	\$533,000	14/06/2024

**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:

03/12/2024 16:16

807/495 Rathdowne Street, Carlton



1 + 2 1  
 Study

**Indicative Selling Price**

\$480,000

**Median Unit Price**

September quarter 2024: \$430,000

**Property Type:** Apartment**Agent Comments**

1Bed + Study with 2 bathrooms, and a car space.

**Council rate:** \$1250 P/A approx.**OC fees:** \$3750 P/A approx.

## Comparable Properties

**204/495 Rathdowne St CARLTON 3053 (REI)****Agent Comments**

2 1 1

**Price:** \$525,000**Method:** Private Sale**Date:** 16/10/2024**Property Type:** Unit**410/495 Rathdowne St CARLTON 3053 (VG)****Agent Comments**

1 - -

**Price:** \$400,000**Method:** Sale**Date:** 02/07/2024**Property Type:** Flat/Unit/Apartment (Res)**503/495 Rathdowne St CARLTON 3053 (VG)****Agent Comments**

2 - -

**Price:** \$533,000**Method:** Sale**Date:** 14/06/2024**Property Type:** Flat/Unit/Apartment (Res)

Account - The One Real Estate (AU) | P: 03 7007 5707



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