

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

26/355 RATHDOWNE STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$342,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

201/41 KERR STREET FITZROY VIC 3065	\$571,000	09-Aug-24
210/85 RATHDOWNE STREET CARLTON VIC 3053	\$580,000	27-Apr-24
2/635 DRUMMOND STREET CARLTON NORTH VIC 3054	\$565,000	02-Jul-24

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 6 months.

This Statement of Information was prepared on: 24 October 2024



201/41 KERR STREET FITZROY VIC 3065

Sold Price

\$571,000

Sold Date **09-Aug-24**

 1  1  1

Distance **0.66km**



**210/85 RATHDOWNE STREET
CARLTON VIC 3053**

Sold Price

\$580,000

Sold Date **27-Apr-24**

 1  1  1

Distance **0.73km**



**2/635 DRUMMOND STREET
CARLTON NORTH VIC 3054**

Sold Price

\$565,000

Sold Date **02-Jul-24**

 1  1  1

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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