

## 41/121 Rathdowne Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$580,000 - \$620,000

**Median House Price**

Year ending September 2023:

\$441,000

## Comparable Properties



**27/35 Lytton Street, Carlton 3053 (REI)**

**2 Bed 1 Bath 2 Car**

**Price:** \$620,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Apartment

**Agent Comments:** Similar accommodation & condition, inferior internal size



**6/678 Lygon Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$620,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Apartment

**Agent Comments:** Inferior position, same accommodation & condition, no parking



**32/75 Drummond Street, Carlton 3053 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$593,500

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** Apartment

**Agent Comments:** Similar location, same accommodation and condition, same size

## 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

41/121 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)

Range between \$580,000 & \$620,000

#### Median sale price

Median price \$441,000 Unit x Suburb Carlton

Period - From 01/10/2022 to 30/09/2023 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
27/35 Lytton Street, CARLTON 3053	\$620,000	28/10/2023
6/678 Lygon Street, CARLTON NORTH 3054	\$620,000	26/08/2023
32/75 Drummond Street, CARLTON 3053	\$593,500	07/06/2023

This Statement of Information was prepared on:

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