

## 51/121 Rathdowne Street, Carlton Vic 3053



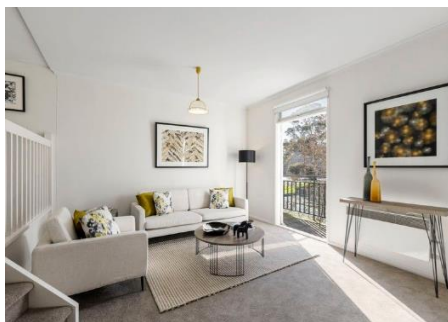
**3 Bed 1 Bath 2 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$620,000 - \$680,000  
**Median House Price**  
 June quarter 2024: \$568,000

### Comparable Properties



#### 18/121 Rathdowne Street, Carlton 3053 (REI)

**3 Bed 1 Bath 2 Car**  
**Price:** \$670,000  
**Method:** Sale  
**Date:** 03/06/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable attributes, comparable condition, inferior presentation, same building



#### 6/121 Rathdowne Street, Carlton 3053 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$665,000  
**Method:** Sold Before Auction  
**Date:** 16/08/2024  
**Property Type:** Unit  
**Agent Comments:** Same building, inferior one less bedroom and one less car, comparable condition



#### 4/39 Bouverie Street, Carlton 3053 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 29/07/2024  
**Property Type:** Apartment  
**Agent Comments:** Inferior location, inferior one less bedroom and one less car space, comparable condition

## 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

51/121 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

\$620,000

&

\$680,000

#### 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
18/121 Rathdowne Street, CARLTON 3053	\$670,000	03/06/2024
6/121 Rathdowne Street, CARLTON 3053	\$661,000	16/08/2024
4/39 Bouverie Street, CARLTON 3053	\$665,000	29/07/2024

This Statement of Information was prepared on:

26/09/2024 15:27