

2/249 Rathdowne Street, Carlton Vic 3053



2 Bed 2 Bath 1 Car
Rooms: 5
Property Type: Apartment
Land Size: 148 sqm approx
Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending December 2021:
 \$575,500

Comparable Properties



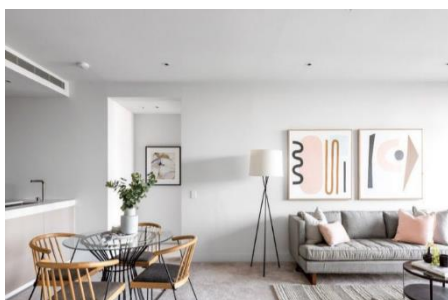
25/78 Oxford Street, Collingwood 3066 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$1,340,000
Method: Auction Sale
Date: 07/12/2021
Property Type: Unit
Agent Comments: 2 level apartment in larger development



10/180 Little Collins Street, Melbourne 3000 (REI)

2 Bed 2 Bath - Car
Price: \$1,335,000
Method: Private Sale
Date: 30/12/2021
Property Type: Apartment
Agent Comments: Modern apartment with no car parking



321/280 Albert Street, East Melbourne 3002 (VG)

2 Bed 2 Bath 1 Car
Price: \$1,300,000
Method: Sale
Date: 15/10/2021
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Contemporary apartment in large development

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

2/249 Rathdowne Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$572,500 Unit x Suburb Carlton

Period - From 01/10/2021 to 31/12/2021 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
25/78 Oxford Street, COLLINGWOOD 3066	\$1,340,000	07/12/2021
10/180 Little Collins Street, MELBOURNE 3000	\$1,335,000	30/12/2021
321/280 Albert Street, EAST MELBOURNE 3002	\$1,300,000	15/10/2021

This Statement of Information was prepared on:

04/02/2022 08:47