

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 11/1023 Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Single price \$800,000

Median sale price

Median price \$689,000

Property Type Unit

Suburb Carlton North

Period - From 09/12/2023

to 08/12/2024

Source Property Data

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	7/867 Rathdowne St CARLTON NORTH 3054	\$750,000	21/09/2024
2	3/872 Drummond St CARLTON NORTH 3054	\$760,000	17/08/2024
3	1/1086 Lygon St CARLTON NORTH 3054	\$750,000	11/07/2024

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:

09/12/2024 11:07