

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 | 76/117-121 Rathdowne Street, Carlton Vic 3053 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$770,000 | & | \$820,000 |
|---------------|-----------|-----|-----------|
| | | i I | |

Median sale price

| Median price | \$495,000 | Hou | Ise | Unit | Х | Suburb | Carlton |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/04/2018 | to | 31/03/2019 | | Source | REIV | |

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 401/176 Argyle St FITZROY 3065 | \$883,000 | 18/01/2019 |
| 2 | 404 Cardigan St CARLTON 3053 | \$765,000 | 23/02/2019 |
| 3 | 12/3-25 Hanover St FITZROY 3065 | \$727,000 | 23/02/2019 |

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.





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Year ending March 2019: \$495,000

Indicative Selling Price \$770,000 - \$820,000

Median Unit Price







Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Twin-level two bedroom apartment with park views of Carlton Gardens.

Comparable Properties



401/176 Argyle St FITZROY 3065 (REI/VG)







Price: \$883.000 Method: Private Sale Date: 18/01/2019

Rooms: -

Property Type: Apartment

404 Cardigan St CARLTON 3053 (REI)







Agent Comments

Agent Comments

Price: \$765.000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: Apartment



12/3-25 Hanover St FITZROY 3065 (REI)





Price: \$727,000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: Apartment

Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments