

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

76/117-121 Rathdowne Street, Carlton Vic 3053

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$770,000

&

\$820,000

Median sale price

Median price

\$495,000

House

Unit

X

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.

	Address 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.



 2  1  1

Rooms:**Property Type:** Strata Unit/Flat**Agent Comments**

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

Indicative Selling Price

\$770,000 - \$820,000

Median Unit Price

Year ending March 2019: \$495,000

Comparable Properties

**401/176 Argyle St FITZROY 3065 (REI/VG)****Agent Comments**

 2  2  1

Price: \$883,000**Method:** Private Sale**Date:** 18/01/2019**Rooms:** -**Property Type:** Apartment**404 Cardigan St CARLTON 3053 (REI)****Agent Comments**

 2  1  1

Price: \$765,000**Method:** Auction Sale**Date:** 23/02/2019**Rooms:** -**Property Type:** Apartment**12/3-25 Hanover St FITZROY 3065 (REI)****Agent Comments**

 2  1  1

Price: \$727,000**Method:** Auction Sale**Date:** 23/02/2019**Rooms:** -**Property Type:** Apartment