Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	807/495 Rathdowne Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$550,000	Property Type Ur	it	Suburb	Carlton
Period - From 01/10/2024	to 31/12/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	306/151 Princes St CARLTON 3053	\$482,000	27/01/2025
2	307/94 Canning St CARLTON 3053	\$430,000	21/10/2024
3			

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:	23/02/2025 12:50



Date of sale







Agent Comments





Property Type: Apartment

Indicative Selling Price \$460,000 **Median Unit Price**

December quarter 2024: \$550,000

1Bed with Ensuite + Study Council rate: \$1250 P/A approx. OC fees: \$3750 P/A approx.

Comparable Properties



306/151 Princes St CARLTON 3053 (REI)



Price: \$482,000 Method: Private Sale Date: 27/01/2025

Property Type: Apartment

Agent Comments



307/94 Canning St CARLTON 3053 (REI/VG)

Price: \$430,000







Agent Comments

Method: Private Sale Date: 21/10/2024 Property Type: Unit

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.

Account - The One Real Estate (AU) | P: 03 7007 5707





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