

## 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

312/51-67 Rathdowne Street, Carlton

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Range Between 

\$210,000

 & 

\$230,000

**Median sale price**Median price 

\$631,000

 Property type 

Unit

 Suburb 

Carlton

Period - From 

1/04/2023

 to 

30/06/2023

 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
1. 229/51-67 Rathdowne Street, Carlton	\$ 235,000	10/06/2023
2. 131/51-67 Rathdowne Street, Carlton	\$ 229,000	10/06/2023
3. 40/49-67 Rathdowne Street, Carlton	\$ 298,000	6/05/2023

This Statement of Information was prepared on: 

25/10/2023

## Comparable properties



**\$ 235,000**

229/51-67 Rathdowne Street, Carlton, Victoria

DATE: 10/06/2023

PROPERTY TYPE: UNIT

 1   
  1  
 1   
 sqm



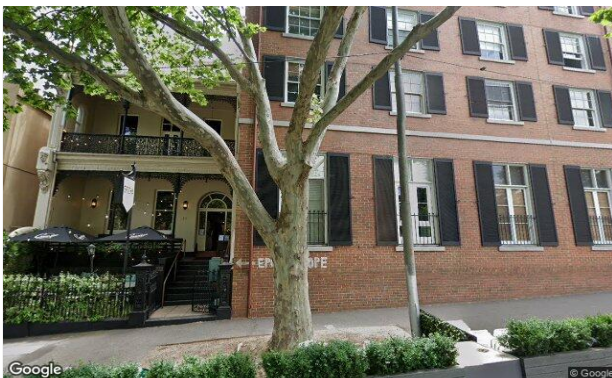
**\$ 229,000**

131/51-67 Rathdowne Street, Carlton, Victoria

DATE: 10/06/2023

PROPERTY TYPE: UNIT

 1   
 1  
   
 sqm



**\$ 298,000**

40/49-67 Rathdowne Street, Carlton, Victoria

DATE: 6/05/2023

PROPERTY TYPE: UNIT

 1   
 1  
   
 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee