

6/117 - 121 Rathdowne Street, Carlton, VIC 3053



2 Bed, 1 Bath, 1 Car
Property Type: Unit
Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 June quarter 2024: \$568,000

Comparable Properties



41/16-18 Barkly Place, Carlton 3053 (REI)
2 Bed, 1 Bath, 2 Car
Price: \$650,500
Method: Private Sale
Date: 04/07/2024
Property Type: Apartment
Agent Comments: Contemporary apartment in inferior laneway location with 2 car parks.



506B/640 Swanston Street, Carlton 3053 (REI/VG)
2 Bed, 1 Bath, 1 Car
Price: \$628,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: Apartment
Agent Comments: Contemporary apartment of similar size.



22/355 Rathdowne Street, Carlton 3053 (REI)
2 Bed, 1 Bath, 1 Car
Price: \$620,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Unit
Agent Comments: Contemporary apartment of similar size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

6/117 - 121 Rathdowne Street, Carlton, VIC 3053

Indicative selling price

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

Range between

\$590,000

 &

\$640,000

Median sale price

Median price

\$568,000

 Unit

x

 Suburb

Carlton

Period - From

01/04/2024

 to

30/06/2024

 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
41/16-18 Barkly Place, Carlton 3053	\$650,500	04/07/2024
506B/640 Swanston Street, Carlton 3053	\$628,000	29/05/2024
22/355 Rathdowne Street, Carlton 3053	\$620,000	01/06/2024

This Statement of Information was prepared on:

16/07/2024 15:44
