



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 308/525 Rathdowne Street, Carlton, 3053

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb
Period - From to Source

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 |
|-----------------------------------|--------------|--------------|
| 506/1 Lygon St BRUNSWICK 3056 | \$360,000.00 | 3/11/2023 |
| 412/525 Rathdowne St CARLTON 3053 | \$355,000.00 | 6/04/2023 |
| 3/980 Lygon St CARLTON NORTH 3054 | \$355,000.00 | 10/11/2022 |

This Statement of Information was prepared on: