

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 409/525 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price \$419,000

Median sale price

Median price \$500,000

House

Unit

X

Suburb Carlton

Period - From 01/10/2017

to 30/09/2018

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 | 10/26 Garton St PRINCES HILL 3054 | \$420,000 | 10/11/2018 |
| 2 | 105/97 Flemington Rd NORTH MELBOURNE 3051 | \$417,500 | 19/10/2018 |
| 3 | 2306/170-178 Edward St BRUNSWICK EAST 3057 | \$415,000 | 02/08/2018 |

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.

409/525 Rathdowne Street, Carlton Vic 3053



1 1 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price

\$419,000

Median Unit Price

Year ending September 2018: \$500,000

Comparable Properties



10/26 Garton St PRINCES HILL 3054 (REI/VG) **Agent Comments**

1 1 1

Price: \$420,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 2
Property Type: Apartment



105/97 Flemington Rd NORTH MELBOURNE 3051 (REI/VG) **Agent Comments**

1 1 1

Price: \$417,500
Method: Private Sale
Date: 19/10/2018
Rooms: 2
Property Type: Apartment



2306/170-178 Edward St BRUNSWICK EAST 3057 (VG) **Agent Comments**

1 - -

Price: \$415,000
Method: Sale
Date: 02/08/2018
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit