

## 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

G8/525 Rathdowne Street Carlton VIC 3053

### 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)

Single Price

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

Other

Suburb

Carlton

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### 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 6 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

118/264 Drummond Street Carlton VIC 3053	\$425,000	04-Nov-19
104C/640 Swanston Street Carlton VIC 3053	\$420,000	21-Sep-19
709/518 Swanston Street Carlton VIC 3053	\$390,000	17-Jan-20

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 6 months.~~

This Statement of Information was prepared on: 11 February 2020



**118/264 Drummond Street Carlton  
VIC 3053**

 1  1  1

Sold Price

**\$425,000**

Sold Date **04-Nov-19**

Distance **0.76km**



**104C/640 Swanston Street Carlton  
VIC 3053**

 1  1  1

Sold Price

**\$420,000**

Sold Date **21-Sep-19**

Distance **1.09km**



**709/518 Swanston Street Carlton  
VIC 3053**

 1  1  1

Sold Price

<sup>RS</sup> **\$390,000**

Sold Date **17-Jan-20**

Distance **1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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