

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

14/39 RATHDOWNE STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 2023

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

299 SPRING STREET MELBOURNE VIC 3000	\$900,000	30-Nov-22
3/41-47 HANOVER STREET FITZROY VIC 3065	\$850,000	08-Oct-22

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: 07 February 2023

**299 SPRING STREET MELBOURNE
VIC 3000**

Sold Price

\$900,000

Sold Date

30-Nov-22

3



1



1

Distance

0.31km**3/41-47 HANOVER STREET
FITZROY VIC 3065**

Sold Price

\$850,000

Sold Date

08-Oct-22

3



1



1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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