

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

310/51-67 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$270,000

&

\$285,000

Median sale price

Median price

\$385,500

Property Type

Unit

Suburb

Carlton

Period - From

01/02/2023

to

31/01/2024

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	108A/640 Swanston St CARLTON 3053	\$300,000	12/12/2023
2	408/18 Finlay Pl CARLTON 3053	\$300,000	08/12/2023
3	320/51-67 Rathdowne St CARLTON 3053	\$280,000	31/10/2023

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.~~

This Statement of Information was prepared on:

01/02/2024 11:27

310/51-67 Rathdowne Street, Carlton Vic 3053

Dingle Partners

Domenic Zanellini

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 1  1  1

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price

\$270,000 - \$285,000

Median Unit Price

01/02/2023 - 31/01/2024: \$385,500

Comparable Properties



108A/640 Swanston St CARLTON 3053 (REI)

Agent Comments

 1  1  1

Price: \$300,000

Method: Private Sale

Date: 12/12/2023

Property Type: Apartment



408/18 Finlay Pl CARLTON 3053 (REI)

Agent Comments

 1  1  -

Price: \$300,000

Method: Private Sale

Date: 08/12/2023

Property Type: Apartment



320/51-67 Rathdowne St CARLTON 3053 (REI)

Agent Comments

 1  1  1

Price: \$280,000

Method: Private Sale

Date: 31/10/2023

Property Type: Studio Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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