

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

226/51-67 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

\$229,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2020

to

31 May 2021

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

161/488 Swanston Street Carlton VIC 3053	\$230,000	15-Mar-21

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: 23 June 2021

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**161/488 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$230,000

Sold Date

15-Mar-21

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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