

Statement of Information

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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

875 Rathdowne Street, Carlton North Vic 3054

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,300,000 & \$3,600,000

Median sale priceMedian price \$1,630,000 House ☒ Unit ☐ Suburb Carlton North

Period - From 01/04/2017 to 31/03/2018 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	22 Falconer St FITZROY NORTH 3068	\$3,935,000	28/10/2017
2	973 Rathdowne St CARLTON NORTH 3054	\$3,420,000	18/11/2017
3	75 Hodgkinson St CLIFTON HILL 3068	\$3,270,000	27/02/2018

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.~~