

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

8/355 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price \$519,000

Median sale price

Median price \$542,000

Property Type Unit

Suburb Carlton

Period - From 01/07/2021

to 30/09/2021

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	4/456 William St WEST MELBOURNE 3003	\$551,500	18/12/2021
2	2/844 Lygon St CARLTON NORTH 3054	\$520,000	06/11/2021
3	5/15 Rae St FITZROY NORTH 3068	\$502,000	11/12/2021

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:

10/01/2022 09:59



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$519,000

Median Unit Price

September quarter 2021: \$542,000

Comparable Properties

4/456 William St WEST MELBOURNE 3003 (REI)

Agent Comments

 1  1  1

Price: \$551,500

Method: Auction Sale

Date: 18/12/2021

Property Type: Apartment

2/844 Lygon St CARLTON NORTH 3054 (REI)

Agent Comments

 1  1  1

Price: \$520,000

Method: Auction Sale

Date: 06/11/2021

Property Type: Apartment



5/15 Rae St FITZROY NORTH 3068 (REI)

Agent Comments

 1  1  1

Price: \$502,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504