

# 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

502/495 Rathdowne Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$569,000

### Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2020

to

31/12/2020

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	303/82 Canning St CARLTON 3053	\$572,500	03/12/2020
2			
3			

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:

08/02/2021 10:03

502/495 Rathdowne Street, Carlton Vic 3053

Lisa Roberts  
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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$569,000

**Median Unit Price**  
December quarter 2020: \$495,000

## Comparable Properties



**303/82 Canning St CARLTON 3053 (REI/VG)**

**Agent Comments**

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**Price:** \$572,500  
**Method:** Private Sale  
**Date:** 03/12/2020  
**Property Type:** Apartment

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.

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.