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	404/85 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,195,000

Median sale price

Median price $589,500 Property Type Unit Suburb Carlton

Period - From 01/10/2021 to 31/12/2021 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	204/223 Napier St FITZROY 3065	$1,350,000	17/03/2022
2	34/1 Queensberry St CARLTON 3053	$1,315,000	08/04/2022
3	2908/27 Little Collins St MELBOURNE 3000	$1,200,000	02/03/2022

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: 12/04/2022 06:31

404/85 Rathdowne Street, Carlton Vic 3053



2 2 1

Property Type: apartment

Agent Comments

Indicative Selling Price
$1,195,000
Median Unit Price
December quarter 2021: $589,500

Comparable Properties



204/223 Napier St FITZROY 3065 (REI)

2 2 1

Price: $1,350,000
Method: Sold Before Auction
Date: 17/03/2022
Property Type: Unit

Agent Comments



34/1 Queensberry St CARLTON 3053 (REI)

2 2 1

Price: $1,315,000
Method: Private Sale
Date: 08/04/2022
Property Type: Apartment

Agent Comments



2908/27 Little Collins St MELBOURNE 3000 (REI)

2 2 1

Price: $1,200,000
Method: Private Sale
Date: 02/03/2022
Property Type: Apartment

Agent Comments

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

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