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	605/495 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	$410,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$474,999	Property type	Unit	Suburb	Carlton
Period-from	01 Oct 2021	to	30 Sep 2022	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
305/475-485 CARDIGAN STREET CARLTON VIC 3053	$420,000	06-Jul-22
302/112 KEPPEL STREET CARLTON VIC 3053	$395,000	11-Nov-21
503/81 ARGYLE STREET FITZROY VIC 3065	$415,000	02-Dec-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: 25 October 2022

CONSUMER AFFAIRS VICTORIA

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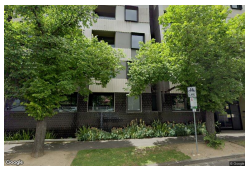


305/475-485 CARDIGAN STREET CARLTON VIC 3053

1 1 1

Sold Price **$420,000** Sold Date **06-Jul-22**

Distance **0.39km**



302/112 KEPPEL STREET CARLTON VIC 3053

1 1 1

Sold Price **$395,000** Sold Date **11-Nov-21**

Distance **0.44km**



503/81 ARGYLE STREET FITZROY VIC 3065

1 1 1

Sold Price **$415,000** Sold Date **02-Dec-21**

Distance **0.74km**

RS = Recent sale **UN** = Undisclosed Sale

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