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	591 Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,750,000 & $1,925,000

Median sale price

Median price $1,712,500 Property Type House Suburb Carlton North

Period - From 01/10/2024 to 31/12/2024 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	70 Fenwick St CARLTON NORTH 3054	$1,815,000	12/10/2024
2	134 Fenwick St CARLTON NORTH 3054	$1,870,000	10/08/2024
3	78 Arnold St PRINCES HILL 3054	$1,860,000	25/07/2024

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: 24/01/2025 15:07

591 Rathdowne Street, Carlton North Vic 3054

Lisa Roberts
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3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,750,000 - $1,925,000
Median House Price
December quarter 2024: $1,712,500

Comparable Properties



70 Fenwick St CARLTON NORTH 3054 (REI/VG)

3 1 -

Price: $1,815,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 139 sqm approx

Agent Comments



134 Fenwick St CARLTON NORTH 3054 (REI/VG)

3 1 1

Price: $1,870,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments



78 Arnold St PRINCES HILL 3054 (REI)

3 2 -

Price: $1,860,000
Method: Private Sale
Date: 25/07/2024
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments

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