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<br>Including suburb and postcode | 8/85 Rathdowne Street, Carlton Vic 3053 |

## Indicative selling price

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

Range between $630,000 & $680,000

## Median sale price

Median price $425,000 Property Type Unit Suburb Carlton

Period - From 01/07/2022 to 30/06/2023 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 | 106/85 Rathdowne St CARLTON 3053 | $650,000 | 06/07/2023 |
| 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: 31/07/2023 15:36

# 8/85 Rathdowne Street, Carlton Vic 3053




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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$630,000 - $680,000
**Median Unit Price**
Year ending June 2023: $425,000

## Comparable Properties



**106/85 Rathdowne St CARLTON 3053 (REI)**

1 1 1

**Price:** $650,000
**Method:** Private Sale
**Date:** 06/07/2023
**Property Type:** Unit

Agent Comments

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

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