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	560 Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Single price $1,825,000

Median sale price

Median price $1,750,000 Property Type House Suburb Carlton North

Period - From 01/01/2022 to 31/03/2022 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	732 Drummond St CARLTON NORTH 3054	$1,900,000	14/05/2022
2	254 Rathdowne St CARLTON 3053	$1,870,000	07/04/2022
3	494 Canning St CARLTON NORTH 3054	$1,800,000	25/03/2022

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: 02/07/2022 14:58

560 Rathdowne Street, Carlton North Vic 3054



3 1 1

Property Type: House (Res)
Land Size: 241 sqm approx

Agent Comments

Indicative Selling Price
$1,825,000
Median House Price
March quarter 2022: $1,750,000

Comparable Properties



732 Drummond St CARLTON NORTH 3054 (REI)

3 2 -

Price: $1,900,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House

Agent Comments



254 Rathdowne St CARLTON 3053 (REI)

3 2 1

Price: $1,870,000
Method: Private Sale
Date: 07/04/2022
Property Type: House

Agent Comments



494 Canning St CARLTON NORTH 3054 (REI/VG)

3 1 -

Price: $1,800,000
Method: Private Sale
Date: 25/03/2022
Property Type: House
Land Size: 161 sqm approx

Agent Comments

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

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