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	230/51-67 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between $275,000 & $300,000

Median sale price

Median price $510,000 Property Type Unit Suburb Carlton

Period - From 01/10/2021 to 30/09/2022 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	106/545 Rathdowne St CARLTON 3053	$305,000	20/09/2022
2	108/49-51 Rathdowne St CARLTON 3053	$260,000	01/08/2022
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: 18/11/2022 10:45

230/51-67 Rathdowne Street, Carlton Vic 3053

Lisa Roberts
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1 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$275,000 - $300,000
Median Unit Price
Year ending September 2022: $510,000

Comparable Properties

106/545 Rathdowne St CARLTON 3053 (VG)

1 - -

Agent Comments

Price: $305,000
Method: Sale
Date: 20/09/2022
Property Type: Flat/Unit/Apartment (Res)



108/49-51 Rathdowne St CARLTON 3053 (REI)

1 1 1

Agent Comments

Price: $260,000
Method: Private Sale
Date: 01/08/2022
Property Type: Apartment

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.

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