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	49/117-121 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price: $685,000

Median sale price

Median price: $568,000 | Property Type: Unit | Suburb: Carlton

Period - From: 01/04/2024 to: 30/06/2024 | 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	4/39 Bouverie St CARLTON 3053	$665,000	29/07/2024
2	306/28 Stanley St COLLINGWOOD 3066	$667,000	29/06/2024
3	18/55 York St FITZROY NORTH 3068	$710,000	18/05/2024

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: 07/08/2024 16:25

49/117-121 Rathdowne Street, Carlton Vic 3053

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2 1 1

Rooms: 3
Property Type: Apartment

Indicative Selling Price
$685,000
Median Unit Price
June quarter 2024: $568,000

Agent Comments

Top-floor serenity, seclusion and streams of natural light enhance the excellent lock and leave lifestyle opportunity presented by this spacious 2 bedroom secure apartment.

Comparable Properties



4/39 Bouverie St CARLTON 3053 (REI)

2 1 1

Price: $665,000
Method: Private Sale
Date: 29/07/2024
Property Type: Apartment

Agent Comments



306/28 Stanley St COLLINGWOOD 3066 (REI)

2 1 1

Price: $667,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit

Agent Comments



18/55 York St FITZROY NORTH 3068 (REI)

2 1 1

Price: $710,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit

Agent Comments

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