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	210/85 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between $580,000 & $600,000

Median sale price

Median price $411,250 Property Type Unit Suburb Carlton

Period - From 01/04/2023 to 31/03/2024 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	405/77a Little Oxford St COLLINGWOOD 3066	$583,000	25/03/2024
2	23/355 Rathdowne St CARLTON 3053	$582,500	13/03/2024
3	3/109 Oxford St COLLINGWOOD 3066	$582,500	06/04/2024

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: 22/04/2024 16:23

210/85 Rathdowne Street, Carlton Vic 3053



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $600,000
Median Unit Price
Year ending March 2024: $411,250

Comparable Properties



405/77a Little Oxford St COLLINGWOOD 3066 (REI)

1 1 1

Price: $583,000
Method: Private Sale
Date: 25/03/2024
Property Type: Apartment

Agent Comments



23/355 Rathdowne St CARLTON 3053 (REI)

1 1 1

Price: $582,500
Method: Sold Before Auction
Date: 13/03/2024
Property Type: Apartment

Agent Comments



3/109 Oxford St COLLINGWOOD 3066 (REI)

1 1 1

Price: $582,500
Method: Auction Sale
Date: 06/04/2024
Property Type: Unit

Agent Comments

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

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