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	5/33 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price $949,500

Median sale price

Median price $472,000 Property Type Unit Suburb Carlton

Period - From 01/01/2022 to 31/12/2022 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	1104/108 Flinders St MELBOURNE 3000	$981,000	03/02/2023
2	2/175 Fitzroy St FITZROY 3065	$980,000	24/02/2023
3	505/350 Victoria St NORTH MELBOURNE 3051	$905,000	08/03/2023

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: 16/03/2023 08:20

5/33 Rathdowne Street, Carlton Vic 3053



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$949,500
Median Unit Price
Year ending December 2022: $472,000

Comparable Properties



1104/108 Flinders St MELBOURNE 3000 (REI)

2 2 1

Price: $981,000
Method: Private Sale
Date: 03/02/2023
Property Type: Apartment

Agent Comments



2/175 Fitzroy St FITZROY 3065 (REI)

2 2 1

Price: $980,000
Method: Private Sale
Date: 24/02/2023
Property Type: Apartment

Agent Comments



505/350 Victoria St NORTH MELBOURNE 3051 (REI)

2 2 2

Price: $905,000
Method: Sold Before Auction
Date: 08/03/2023
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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