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	412/525 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price $355,000

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	103/44 Bedford St COLLINGWOOD 3066	$385,000	23/02/2023
2	5204/185 Weston St BRUNSWICK EAST 3057	$385,000	25/03/2023
3	111A/640 Swanston St CARLTON 3053	$360,000	14/02/2023

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: 03/04/2023 08:34

412/525 Rathdowne Street, Carlton Vic 3053



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$355,000
Median Unit Price
Year ending December 2022: $472,000

Comparable Properties



103/44 Bedford St COLLINGWOOD 3066 (REI)

1 1 1

Agent Comments

Price: $385,000
Method: Private Sale
Date: 23/02/2023
Property Type: Unit



5204/185 Weston St BRUNSWICK EAST 3057 (REI)

1 1 1

Agent Comments

Price: $385,000
Method: Private Sale
Date: 25/03/2023
Property Type: Apartment



111A/640 Swanston St CARLTON 3053 (REI)

1 1 1

Agent Comments

Price: $360,000
Method: Private Sale
Date: 14/02/2023
Property Type: Apartment

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

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