

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

117/495 RATHDOWNE STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Carlton

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

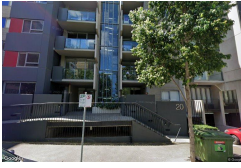
Date of sale

209/20 REEVES STREET CARLTON VIC 3053	\$385,000	12-Jan-24
1007/28-44 BOUVERIE STREET CARLTON VIC 3053	\$390,000	26-Dec-23
14/34-50 NEILL STREET CARLTON VIC 3053	\$420,000	19-Jan-24

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 6 months.

This Statement of Information was prepared on: 16 May 2024



209/20 REEVES STREET CARLTON VIC 3053 Sold Price **\$385,000** Sold Date **12-Jan-24**

 1  1  1

Distance **0.12km**



1007/28-44 BOUVERIE STREET CARLTON VIC 3053 Sold Price **\$390,000** Sold Date **26-Dec-23**

 1  1  1

Distance **1.49km**



14/34-50 NEILL STREET CARLTON VIC 3053 Sold Price **\$420,000** Sold Date **19-Jan-24**

 1  1  1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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