

# 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

16/359 Rathdowne Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### 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	323/416 Gore St FITZROY 3065	\$870,000	13/04/2024
2	220/150 Kerr St FITZROY 3065	\$850,000	11/05/2024
3	9/26 Victoria St FITZROY 3065	\$835,000	02/05/2024

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:

15/05/2024 16:16



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

Year ending March 2024: \$411,250

## Comparable Properties



323/416 Gore St FITZROY 3065 (REI)

Agent Comments

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Price: \$870,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Unit



220/150 Kerr St FITZROY 3065 (REI)

Agent Comments

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Price: \$850,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit



9/26 Victoria St FITZROY 3065 (REI)

Agent Comments

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Price: \$835,000

Method: Private Sale

Date: 02/05/2024

Property Type: Unit

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423