

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

18/121 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2023

to

31 Mar 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

405/37 PALMERSTON STREET CARLTON VIC 3053	\$760,000	14-Dec-23
2410/27 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$723,800	11-Oct-23
5606/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$750,000	23-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: 04 April 2024

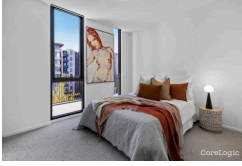
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**405/37 PALMERSTON STREET
CARLTON VIC 3053**

 3  1  1

Sold Price

\$760,000

Sold Date

14-Dec-23

Distance

0.93km



**2410/27 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

 3  1  1

Sold Price

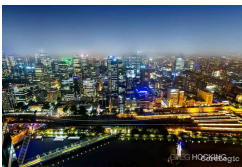
\$723,800

Sold Date

11-Oct-23

Distance

1.04km



**5606/7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

 3  1  1

Sold Price

\$750,000

Sold Date

23-Jan-24

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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