

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

210/85 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$414,000 Property Type Unit Suburb Carlton

Period - From 01/01/2023 to 31/12/2023 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	204/272 Young St FITZROY 3065	\$629,000	07/02/2024
2	23/355 Rathdowne St CARLTON 3053	\$582,500	13/03/2024
3	3/109 Oxford St COLLINGWOOD 3066	\$582,500	06/04/2024

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: 10/04/2024 15:47

210/85 Rathdowne Street, Carlton Vic 3053



 1  1  1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$620,000
Median Unit Price
Year ending December 2023: \$414,000

Comparable Properties



204/272 Young St FITZROY 3065 (REI)

Agent Comments

 1  1  1

Price: \$629,000
Method: Sold Before Auction
Date: 07/02/2024
Property Type: Apartment



23/355 Rathdowne St CARLTON 3053 (REI)

Agent Comments

 1  1  1

Price: \$582,500
Method: Sold Before Auction
Date: 13/03/2024
Property Type: Apartment



3/109 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments

 1  1  1

Price: \$582,500
Method: Auction Sale
Date: 06/04/2024
Property Type: Unit

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



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