Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	214/495 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Single price \$559,500

Median sale price

Median price	\$414,000	Pro	perty Type U	nit		Suburb	Carlton
Period - From	01/01/2023	to	31/12/2023	Sc	urce	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

7,01	aress of comparable property	1 1100	Date of Sale
1	2501/60 Abeckett St MELBOURNE 3000	\$560,000	02/03/2024
2	305/33 Wreckyn St NORTH MELBOURNE 3051	\$556,000	27/11/2023
3	715/8 Lygon St BRUNSWICK EAST 3057	\$550,000	13/09/2023

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:	08/03/2024 09:40



Date of sale





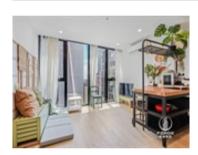




Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$559,500 **Median Unit Price** Year ending December 2023: \$414,000

Comparable Properties



2501/60 Abeckett St MELBOURNE 3000 (REI)



60) -2

Price: \$560.000 Method: Private Sale Date: 02/03/2024

Property Type: Apartment



305/33 Wreckyn St NORTH MELBOURNE 3051 Agent Comments

(REI/VG)

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Price: \$556,000

Method: Sold Before Auction

Date: 27/11/2023

Property Type: Apartment

715/8 Lygon St BRUNSWICK EAST 3057 (VG)





Agent Comments

Agent Comments

Price: \$550,000 Method: Sale Date: 13/09/2023

Property Type: Flat/Unit/Apartment (Res)

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



