

# 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

214/495 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)

Single price

\$559,500

### 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	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

214/495 Rathdowne Street, Carlton Vic 3053



**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)** Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 02/03/2024  
**Property Type:** Apartment



**305/33 Wreckyn St NORTH MELBOURNE 3051 (REI/VG)** Agent Comments



**Price:** \$556,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2023  
**Property Type:** Apartment

**715/8 Lygon St BRUNSWICK EAST 3057 (VG)** 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



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