woodards

23/355 Rathdowne Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car Rooms: 2 Property Type: Strata Unit/Flat Indicative Selling Price \$480,000 - \$520,000 Median House Price Year ending December 2023: \$414,000

Comparable Properties



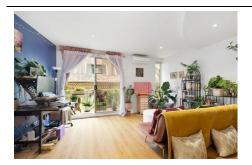
32/355 Rathdowne Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car Price: \$482,000 Method: Sale Date: 12/01/2024 Property Type: Apartment Agent Comments: Same complex, inferior accommodation and position, smaller internal size



8/475 Cardigan Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$505,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit Agent Comments: Similar location and condition, inferior internal size & accommodation



27/355 Rathdowne Street, Carlton 3053 (VG)

1 Bed 1 Bath 1 Car Price: \$485,000 Method: Sale Date: 30/10/2023 Property Type: Strata Unit/Flat Agent Comments: Same complex, inferior accommodation and floor plan

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

 Address Including suburb or locality and postcode
 23/355 Rathdowne Street, Carlton Vic 3053

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

 Range between
 \$480,000
 \$ \$520,000

Median sale price

n sale price			-					
Median price	\$414,000		Unit	x	Suburb	Carltor	n	
Period - From	01/01/2023	to	31/12/2	023	S	Source	REIV	

Comparable property sales

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
32/355 Rathdowne Street, CARLTON 3053	\$482,000	12/01/2024
8/475 Cardigan Street, CARLTON 3053	\$505 <i>,</i> 000	25/11/2023
27/355 Rathdowne Street, CARLTON 3053	\$485,000	30/10/2023

This Statement of Information was prepared on:

22/02/2024 09:13



This guide must not be taken as legal advice.