

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 26 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Carlton

Period - From 01/04/2023 to 30/06/2023 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	137 Gold St CLIFTON HILL 3068	\$1,351,000	08/07/2023
2	473 Station St CARLTON NORTH 3054	\$1,350,000	12/08/2023
3	156 Easey St COLLINGWOOD 3066	\$1,325,000	20/04/2023

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: 21/09/2023 14:32



Property Type: House

Land Size: 86 sqm approx

Agent Comments

Comparable Properties



137 Gold St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,351,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 185 sqm approx



473 Station St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)



156 Easey St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 20/04/2023

Property Type: House (Res)

Land Size: 129 sqm approx