

# 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 4/1009 Rathdowne Street, Carlton North Vic 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$702,500 Property Type Unit Suburb Carlton North

Period - From 11/03/2023 to 10/03/2024 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	403/211 Sydney Rd BRUNSWICK 3056	\$1,275,000	10/11/2023
2	567a rae St FITZROY NORTH 3068	\$1,175,500	27/11/2023
3	8/211 Weston St BRUNSWICK EAST 3057	\$1,010,000	20/02/2024

**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: 11/03/2024 19:47



**Property Type:**

Agent Comments

## Comparable Properties



**403/211 Sydney Rd BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** Apartment



**567a rae St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,175,500

**Method:** Sold Before Auction

**Date:** 27/11/2023

**Property Type:** Apartment



**8/211 Weston St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 20/02/2024

**Property Type:** Apartment