

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

591 RATHDOWNE STREET CARLTON NORTH VIC 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,100,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,472,500

Property type

House

Suburb

Carlton North

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

27 KING WILLIAM STREET FITZROY VIC 3065	\$2,150,000	28-Mar-24
113 CURTAIN STREET CARLTON NORTH VIC 3054	\$2,766,000	16-Mar-24
79 ROWE STREET FITZROY NORTH VIC 3068	\$2,195,500	09-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 03 June 2024

CRAIG PATTERSON

Craig Patterson

P 0393477677

M 0407315620

E craig.patterson@agentsplus.au



**27 KING WILLIAM STREET
FITZROY VIC 3065**

 3  1  1

Sold Price **\$2,150,000** Sold Date **28-Mar-24**

Distance **1.24km**



**113 CURTAIN STREET CARLTON
NORTH VIC 3054**

 3  2  1

Sold Price **\$2,766,000** Sold Date **16-Mar-24**

Distance **0.3km**



**79 ROWE STREET FITZROY NORTH
VIC 3068**

 3  1  1

Sold Price **\$2,195,500** Sold Date **09-Dec-23**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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