## 995 Rathdowne Street, Carlton North Vic 3054



2 Bed 1 Bath 1 Car

Rooms: 3

\$1,300,000

Property Type: House Land Size: 201 sqm approx Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price 19/04/2023 - 18/04/2024:

## **Comparable Properties**



#### 57 Clarke Street, Northcote 3070 (REI)

2 Bed 1 Bath 1 Car Price: \$1,425,000 Method: Auction Sale Date: 23/03/2024

**Property Type:** House (Res) **Land Size:** 205 sqm approx

**Agent Comments:** Inferior no car space Inferior condition

Superior outside space sqm Similar attributes



#### 730 Drummond Street, Carlton North 3054 (REI/VG)

**2 Bed 1 Bath - Car Price:** \$1,415,000

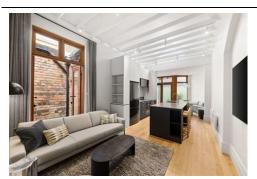
Method: Sold Before Auction

Date: 15/12/2023

**Property Type:** House (Res) **Land Size:** 131 sqm approx

**Agent Comments:** Comparable property and attributes

Inferior condition internally Inferior aspect



#### 33 Kay Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car Price: \$1,410,000 Method: Private Sale Date: 30/12/2023 Property Type: House Land Size: 121 sqm approx

**Agent Comments:** Inferior layout Inferior condition

#### 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

Address
Including suburb or locality and postcode

Including suburb or 995 Rathdowne Street, Carlton North Vic 3054

### **Indicative selling price**

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

Range between \$1,400,000 & \$1,500,000

#### Median sale price

 Median price
 \$1,300,000
 House
 x
 Suburb
 Carlton North

 Period - From
 19/04/2023
 to
 18/04/2024
 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
57 Clarke Street, NORTHCOTE 3070	\$1,425,000	23/03/2024
730 Drummond Street, CARLTON NORTH 3054	\$1,415,000	15/12/2023
33 Kay Street, CARLTON 3053	\$1,410,000	30/12/2023

This Statement of Information was prepared on: 19

19/04/2024 10:26

