

# 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

1/283 Rathdowne Street, Carlton Vic 3053

### Indicative selling price

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

Single price \$1,085,000

### Median sale price

Median price \$1,075,000

Property Type Townhouse

Suburb Carlton

Period - From 30/10/2022

to 29/10/2023

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	10/261-277 Nicholson St CARLTON 3053	\$950,000	19/08/2023
2	2/100 Keppel St CARLTON 3053	\$910,000	15/07/2023
3	25/419 Lygon St CARLTON 3053	\$795,000	13/04/2023

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:

30/10/2023 11:06



 2  1  1

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$1,100,000

**Median Townhouse Price**

30/10/2022 - 29/10/2023: \$1,075,000

## Comparable Properties



**10/261-277 Nicholson St CARLTON 3053 (REI)** **Agent Comments**

 2  2  1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** Townhouse (Res)



**2/100 Keppel St CARLTON 3053 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** Townhouse (Res)



**25/419 Lygon St CARLTON 3053 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 13/04/2023

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888