# 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

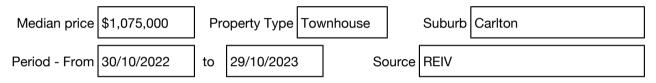
1/283 Rathdowne Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see consumer.vic.gov	v.au/underquoting
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Single price \$1,085,000

#### Median sale price



#### 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**<sup>\*</sup> 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









**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



Price: \$950,000 Method: Auction Sale Date: 19/08/2023 Property Type: Townhouse (Res)



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

Agent Comments

Agent Comments



Price: \$910,000 Method: Auction Sale Date: 15/07/2023 Property Type: Townhouse (Res)



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



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Price: \$795,000 Method: Private Sale Date: 13/04/2023 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



propertydata

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