

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address	109/51 Rathdowne Street, Carlton VIC 3053
Including suburb & postcode	

Indicative selling price

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

Single price	\$239,000	or range between	X	&	X
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Median sale price

Median price	\$470,000	Property type	Apartment	Suburb	Carlton
Period - From	01/04/22	to	31/03/23	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	Sale Date	Size	Bed	Bath	Car
1. 333/51 Rathdowne Street	\$298,000	06/05/23	32m2	S	1	0
2. 5410/570 Lygon Street	\$225,000	17/04/23	43m2	S	1	0
3. 133a/57 Rathdowne Street	\$267,500	13/02/23	39.78m2	S	1	0

This Statement of Information was prepared on: 23/10/2023

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 108/51 Rathdowne Street	\$260,000	01/08/22	31.2m2	S	1	1
5. 234/51 Rathdowne Street	\$290,000	05/10/22	32m2	S	1	1
6. 778/488 Swanston Street	\$255,000	24/05/22	41m2	S	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	\$350.00 18/03/24	\$375.00

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1062.34	\$636.28	\$3,622.89	\$5,321.51

Size	Year Built	Complex/Block	Facilities
31.2m2	1980	117	Communal laundry and gym

Owners Corporation	Chattels
Propis – 03 9867 7677	All fixed floor coverings, electric light fittings & window furnishings, together with furniture as inspected (as itemised on the Contract of Sale)

Building	Sale Method	Terms
Exhibition Mews	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.