

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
Including suburb and
postcode 108N3S/525 Rathdowne Street, Carlton, 3053.

Indicative selling price

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

or range between \$395,000 & \$415,000

Median sale price

Median price \$462,500 House ☐ Unit ☒ Suburb Carlton

Period - From 16/07/2018 to 16/05/2019 Source REA Realestate.com.au

Comparable property sales

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
101A/640 Swanston St CARLTON 3053 VIC	\$410,000	06/06/2019
605/613 Swanston St CARLTON 3053 VIC	\$420,000	20/05/2019
409/525 Rathdowne St CARLTON 3053 VIC	\$405,000	16/02/2019