

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 6/357 Rathdowne Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$595,000 & \$635,000

Median sale price

Median price \$720,000 House Unit X Suburb Carlton North

Period - From 01/04/2018 to 31/03/2019 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	6/150 Kerr St FITZROY 3065	\$620,000	28/03/2019
2	3/357 Rathdowne St CARLTON 3053	\$610,000	08/01/2019
3	22/355 Rathdowne St CARLTON 3053	\$600,000	29/11/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$595,000 - \$635,000
Median Unit Price
Year ending March 2019: \$720,000

Comparable Properties



6/150 Kerr St FITZROY 3065 (REI)

[Agent Comments](#)

2 1 1

Price: \$620,000
Method: Private Sale
Date: 28/03/2019
Rooms: 3
Property Type: Apartment



3/357 Rathdowne St CARLTON 3053 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$610,000
Method: Private Sale
Date: 08/01/2019
Rooms: -
Property Type: Unit



22/355 Rathdowne St CARLTON 3053 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$600,000
Method: Sold Before Auction
Date: 29/11/2018
Rooms: -
Property Type: Apartment