

## 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

307/20 Reeves Street Carlton VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$478,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$372,500

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### 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 6 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

10/525 Rathdowne Street Carlton VIC 3053	\$505,000	24-Aug-19
809D/604-640 Swanston Street Carlton VIC 3053	\$484,000	24-Jan-20
806D/604-640 Swanston Street Carlton VIC 3053	\$480,000	23-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 13 March 2020



**10/525 Rathdowne Street Carlton VIC 3053**

 2  1  1

Sold Price **\$505,000** Sold Date **24-Aug-19**

Distance **0.04km**



**809D/604-640 Swanston Street Carlton VIC 3053**

 2  1  1

Sold Price **\$484,000** Sold Date **24-Jan-20**

Distance **1.16km**



**806D/604-640 Swanston Street Carlton VIC 3053**

 2  1  1

Sold Price **\$480,000** Sold Date **23-Aug-19**

Distance **1.17km**

RS = Recent sale      UN = Undisclosed Sale

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