

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

108/545 Rathdowne Street Carlton VIC 3053

Indicative selling price

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

Single Price

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$254,300

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2019

to

30 Sep 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

207/545 Rathdowne Street Carlton VIC 3053	\$440,000	30-Jun-20
203/77 Cardigan Street Carlton VIC 3053	\$475,000	06-Aug-20
307/20 Reeves Street Carlton VIC 3053	\$475,000	06-Apr-20

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: 06 October 2020



207/545 Rathdowne Street Carlton VIC 3053 Sold Price **\$440,000** Sold Date **30-Jun-20**

 2  1  1

Distance -



203/77 Cardigan Street Carlton VIC 3053 Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **06-Aug-20**

 2  1  1

Distance **1.48km**



307/20 Reeves Street Carlton VIC 3053 Sold Price **\$475,000** Sold Date **06-Apr-20**

 2  1  1

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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