

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
----------	---------	--------	----

Address	56/39 Rathdowne Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,584,000	Hou	se X	Unit		Suburb	Carlton
Period - From	01/07/2016	to	30/06/2017		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

1	207/21-27 Oconnell St NORTH MELBOURNE 3051	\$800,000	17/06/2017
2	30/29 Little Palmerston St CARLTON 3053	\$792,000	16/09/2017
3	202/668 Swanston St CARLTON 3053	\$765,000	28/07/2017

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.

Account - Jellis Craig | P: 03 8415 6100





Price

Date of sale

Generated: 21/09/2017 14:01











Rooms:

Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$790,000 **Median House Price** Year ending June 2017: \$1,584,000

Comparable Properties



207/21-27 Oconnell St NORTH MELBOURNE 3051 (REI)







Price: \$800,000 Method: Auction Sale Date: 17/06/2017 Rooms: -

Property Type: Apartment

Agent Comments

3 bedroom apartment with one less car space. Similar city proximity.



30/29 Little Palmerston St CARLTON 3053

(REI)







Price: \$792,000 Method: Auction Sale Date: 16/09/2017 Rooms: -

Property Type: Apartment

Agent Comments

Recent sale in the past week - offering 2 bedroom, 2 bathrooms in city fringe/Carlton locale.









Price: \$765,000 Method: Sale Date: 28/07/2017

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable sized apartment - with extra bedroom - but did not offer the two car parking like 56/39 Rathdowne St.

Account - Jellis Craig | P: 03 8415 6100





Generated: 21/09/2017 14:01

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.