

74/117-121 Rathdowne Street, Carlton



2 Beds 1 Bath 1 Car
Property Type: Apartment

Indication Selling Price
\$600,000 - \$660,000
Median Unit Price
March Quarter 2017: \$415,000

Comparable Properties



22/117-121 Rathdowne Street, Carlton 3053 (REI)
2 Beds 1 Bath 1 Car
Price: \$658,000
Method: Private Sale
Date: 11/04/2017
Property Type: Apartment
Agent Comments: Lack of natural light, ground floor apartment within the building complex



12/39 Rathdowne Street, Carlton 3053 (REI)
2 Beds 1 Bath 1 Car
Price: \$655,000
Method: Auction Sale
Date: 17/12/2016
Property Type: Apartment
Agent Comments: Slightly smaller/different floorplan, similar location



47/117 Rathdowne Street, Carlton 3053 (REI)
2 Beds 1 Bath 1 Car
Price: \$625,000
Method: Auction Sale
Date: 18/03/2017
Property Type: Apartment
Agent Comments: Small floorplan, natural light an issue, same complex

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

74/117-121 Rathdowne Street, Carlton Vic 3053

Indication selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$415,000

Unit

X

Suburb

Carlton

Perior – From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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 the comparable property

Price

Date of sale

22/117-121 Rathdowne Street, Carlton 3053	\$658,000	11/04/2017
12/39 Rathdowne Street, Carlton 3053	\$655,000	17/12/2016
47/117 Rathdowne Street, Carlton 3053	\$625,000	18/03/2017

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.