

26/355 Rathdowne Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$450,000 - \$490,000
Median Unit Price
 Year ending September 2018:
 \$500,000

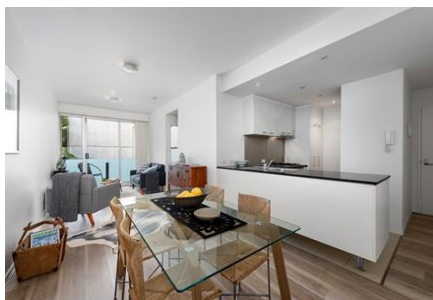
Comparable Properties



19/25 Barkly Street, Carlton 3053 (REI)
1 Bed 1 Bath 1 Car
Price: \$535,000
Method: Auction Sale
Date: 20/10/2018
Property Type: Apartment
Agent Comments: Comparable location, comparable condition, similar size (slightly larger), superior orientation and superior floor plan.



7/1 James Street, Fitzroy 3065 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$480,000
Method: Auction Sale
Date: 28/04/2018
Property Type: Apartment
Agent Comments: Comparable location, inferior condition, similar size (slightly smaller) and comparable overall.



4/1 St David Street, Fitzroy 3065 (REI)
1 Bed 1 Bath 1 Car
Price: \$465,000
Method: Private Sale
Date: 08/08/2018
Property Type: Apartment
Agent Comments: Inferior floor plan, comparable location, inferior building, comparable accommodation, inferior aspect.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

26/355 Rathdowne Street, Carlton Vic 3053

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$500,000 Unit X Suburb Carlton

Period - From 01/10/2017 to 30/09/2018 Source REIV

Comparable property sales

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
19/25 Barkly Street, CARLTON 3053	\$535,000	20/10/2018
7/1 James Street, FITZROY 3065	\$480,000	28/04/2018
4/1 St David Street, FITZROY 3065	\$465,000	08/08/2018