



## 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 302/111 Leicester Street, Carlton, 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$530,000.00 & \$560,000.00

### Median sale price

Median price \$440,000.00 Property type Unit/Apartment Suburb CARLTON  
Period - From Sep 2020 to Aug 2021 Source Corelogic

### 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
307/139-145 Chetwynd Street North Melbourne VIC 3051	\$543,000.00	20/05/2021
303/105 Batman Street West Melbourne VIC 3003	\$530,000.00	13/04/2021
1408/231-245 Harbour Esplanade Docklands VIC 3008	\$547,000.00	23/04/2021

This Statement of Information was prepared on: Tuesday 14th September 2021