

# 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

1310/6 Leicester Street, Carlton Vic 3053

### Indicative selling price

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

Range between \$255,000 & \$280,000

### Median sale price

Median price \$366,500 Property Type Unit Suburb Carlton

Period - From 10/07/2023 to 09/07/2024 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	Price	Date of sale
1	1909/288 Spencer St MELBOURNE 3000	\$270,000	09/07/2024
2	1504/120 Abeckett St MELBOURNE 3000	\$260,000	12/05/2024
3	1109/6 Leicester St CARLTON 3053	\$227,500	25/06/2024

**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.~~

This Statement of Information was prepared on: 10/07/2024 11:11



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$255,000 - \$280,000

Median Unit Price

10/07/2023 - 09/07/2024: \$366,500

## Comparable Properties



1909/288 Spencer St MELBOURNE 3000 (REI) Agent Comments



Price: \$270,000

Method: Private Sale

Date: 09/07/2024

Property Type: Apartment

1504/120 Abeckett St MELBOURNE 3000 (VG) Agent Comments



Price: \$260,000

Method: Sale

Date: 12/05/2024

Property Type: Flat/Unit/Apartment (Res)



1109/6 Leicester St CARLTON 3053 (REI) Agent Comments



Price: \$227,500

Method: Private Sale

Date: 25/06/2024

Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262