## 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

111 Leicester Street, Carlton Vic 3053

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	1 \$350,000		&		\$385,000			
Median sale pr	rice							
Median price	\$380,000	Pro	operty Type	Unit			Suburb	Carlton
Period - From	21/09/2019	to	20/09/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	734/23 Blackwood St NORTH MELBOURNE 3051	\$375,000	24/04/2020
2	607/33 Mackenzie St MELBOURNE 3000	\$364,000	03/06/2020
3	10/198 Peel St NORTH MELBOURNE 3051	\$355,000	24/03/2020

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:

21/09/2020 14:57









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

Indicative Selling Price \$350,000 - \$385,000 Median Unit Price 21/09/2019 - 20/09/2020: \$380,000

# **Comparable Properties**



734/23 Blackwood St NORTH MELBOURNE 3051 (REI/VG)



Price: \$375,000 Method: Private Sale Date: 24/04/2020 Property Type: Apartment



607/33 Mackenzie St MELBOURNE 3000 (VG) Agent Comments



Price: \$364,000 Method: Sale Date: 03/06/2020 Property Type: Flat/Unit/Apartment (Res)



10/198 Peel St NORTH MELBOURNE 3051 (VG) Agent Comments



Price: \$355,000 Method: Sale Date: 24/03/2020 Property Type: Flat/Unit/Apartment (Res)

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173





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.

Agent Comments