

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

1305/6 LEICESTER STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

1203/6 LEICESTER STREET CARLTON VIC 3053	\$310,000	25-Jan-23
1105/555 SWANSTON STREET CARLTON VIC 3053	\$300,000	09-Nov-22
1309/339 SWANSTON STREET MELBOURNE VIC 3000	\$300,000	07-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 21 February 2023

Team 477

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**1203/6 LEICESTER STREET
CARLTON VIC 3053**

1 1 -

Sold Price

^{RS}

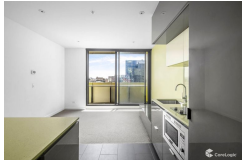
\$310,000

Sold Date

25-Jan-23

Distance

0km



**1105/555 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

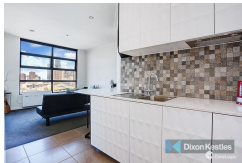
\$300,000

Sold Date

09-Nov-22

Distance

0.19km



**1309/339 SWANSTON STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

Sold Date

07-Oct-22

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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