

## 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

908/6 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2023

to

31 Jul 2024

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

1301/6 LEICESTER STREET CARLTON VIC 3053	\$511,800	13-Jun-24
401/67 BOUVERIE STREET CARLTON VIC 3053	\$485,000	27-Feb-24
2414/555 SWANSTON STREET CARLTON VIC 3053	\$510,000	23-Feb-24

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: 16 August 2024

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**1301/6 LEICESTER STREET  
CARLTON VIC 3053**

2 1 1

Sold Price

<sup>RS</sup>

**\$511,800**

Sold Date

**13-Jun-24**

Distance

**0km**



**401/67 BOUVERIE STREET  
CARLTON VIC 3053**

2 1 1

Sold Price

**\$485,000**

Sold Date

**27-Feb-24**

Distance

**0.15km**



**2414/555 SWANSTON STREET  
CARLTON VIC 3053**

2 1 1

Sold Price

**\$510,000**

Sold Date

**23-Feb-24**

Distance

**0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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