

## 4/56 Leicester Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$725,000

**Median House Price**

Year ending June 2023: \$425,000

## Comparable Properties



### 2/121 Rathdowne Street, Carlton 3053 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 01/08/2023

**Property Type:** Unit

**Agent Comments:** Street fronted two level renovated apartment in St. Nicholas place. Opposite Carlton Gardens.



### 27/217 Cardigan Street, Carlton 3053 (REI/VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$715,000

**Method:** Private Sale

**Date:** 09/06/2023

**Property Type:** Apartment

**Agent Comments:** Street fronted two level renovated apartment in St. Nicholas place. Opposite Carlton Gardens.



### 2/50 Leicester Street, Carlton 3053 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$699,000

**Method:** Private Sale

**Date:** 19/08/2023

**Property Type:** Apartment

**Agent Comments:** Ground floor apartment at Leicester Gardens, front and rear courtyard looking across the communal gardens.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/56 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)

Single price

\$725,000

#### Median sale price

Median price

\$425,000

Unit

x

Suburb

Carlton

Period - From

01/07/2022

to

30/06/2023

Source

REIV

#### 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
2/121 Rathdowne Street, CARLTON 3053	\$740,000	01/08/2023
27/217 Cardigan Street, CARLTON 3053	\$715,000	09/06/2023
2/50 Leicester Street, CARLTON 3053	\$699,000	19/08/2023

This Statement of Information was prepared on:

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