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

401/111 Leicester Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price | $469,500

Median sale price

| Median price | $414,000 | Property Type | Unit | Suburb | Carlton |

| Period - From | 01/01/2023 | to | 31/12/2023 | 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	27/355 Rathdowne St CARLTON 3053	$485,000	30/10/2023
2	2214/105 Batman St WEST MELBOURNE 3003	$450,000	06/01/2024
3	703D/604 Swanston St CARLTON 3053	$445,000	02/12/2023

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: | 18/01/2024 11:59

401/111 Leicester Street, Carlton Vic 3053

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$469,500
Median Unit Price
Year ending December 2023: $414,000

Comparable Properties

27/355 Rathdowne St CARLTON 3053 (VG)

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Price: $485,000
Method: Sale
Date: 30/10/2023
Property Type: Strata Unit/Flat

Agent Comments

2214/105 Batman St WEST MELBOURNE 3003 (REI)

🛏 1   🛁 1   🚗 1

Price: $450,000
Method: Private Sale
Date: 06/01/2024
Property Type: Apartment

Agent Comments

703D/604 Swanston St CARLTON 3053 (REI)

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Price: $445,000
Method: Private Sale
Date: 02/12/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161