

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 1612/6 Leicester Street Carlton, VIC 3053

Indicative selling price

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

Single Price \$800,000

Median sale price

Median price \$550,000

Property type Unit

Suburb Carlton

Period - From 01/10/2024

to

31/12/2024

Source REIV

Comparable property sales

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
5/48 LEICESTER STREET CARLTON VIC 3053	\$870,000	10 Jan 2025
1505/500 ELIZABETH STREET MELBOURNE VIC 3000	\$765,500	13 Sep 2024
601/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$820,000	17 Sep 2024

This Statement of Information was prepared on: 03 February 2025