

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

1209/6 Leicester Street, Carlton Vic 3053

Indicative selling price

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

Range between \$255,000 & \$280,000

Median sale price

Median price \$366,500 Property Type Unit Suburb Carlton

Period - From 10/07/2023 to 09/07/2024 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	1909/288 Spencer St MELBOURNE 3000	\$270,000	09/07/2024
2	1604/181 Abeckett St MELBOURNE 3000	\$242,088	04/06/2024
3	1109/6 Leicester St CARLTON 3053	\$227,500	25/06/2024

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: 10/07/2024 10:33



 1  1 

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$255,000 - \$280,000

Median Unit Price

10/07/2023 - 09/07/2024: \$366,500

Comparable Properties



1909/288 Spencer St MELBOURNE 3000 (REI) Agent Comments

 1  1  -

Price: \$270,000

Method: Private Sale

Date: 09/07/2024

Property Type: Apartment



1604/181 Abeckett St MELBOURNE 3000 (REI/VG) Agent Comments

 1  1  -

Price: \$242,088

Method: Private Sale

Date: 04/06/2024

Property Type: Apartment



1109/6 Leicester St CARLTON 3053 (REI) Agent Comments

 1  1  -

Price: \$227,500

Method: Private Sale

Date: 25/06/2024

Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262