## 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	702/111 Leicester Street, Carlton Vic 3053
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$595,000	&	\$650,000
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### Median sale price

Median price	\$550,000	Pro	perty Type	Jnit		Suburb	Carlton
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2610/22-24 Jane Bell La MELBOURNE 3000	\$622,888	11/12/2024
2	14/540 Swanston St CARLTON 3053	\$645,000	26/10/2024
3	707/111 Leicester St CARLTON 3053	\$585,500	01/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/01/2025 09:31





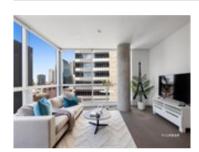


Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$595,000 - \$650,000 **Median Unit Price** December quarter 2024: \$550,000

# Comparable Properties



2610/22-24 Jane Bell La MELBOURNE 3000 (REI)

Price: \$622,888 Method: Private Sale Date: 11/12/2024

Property Type: Apartment

**Agent Comments** 



14/540 Swanston St CARLTON 3053 (REI/VG)

Price: \$645,000 Method: Private Sale Date: 26/10/2024 Property Type: Unit

Agent Comments









Price: \$585,500 Method: Private Sale Date: 01/08/2024

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



