



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 4/48 Leicester Street, Carlton, 3053

Indicative selling price

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

Single price or range between \$600,000.00 & \$660,000.00

Median sale price

Median price \$480,000.00 Property type Unit/Apartment Suburb CARLTON
Period - From Jan 2020 to Dec 2020 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
51/75 Drummond St CARLTON 3053	\$635,500.00	27/02/2021
196/28 Little Lonsdale St MELBOURNE 3000	\$615,000.00	9/02/2021
193/28 Little Lonsdale St MELBOURNE 3000	\$609,000.00	6/02/2021

This Statement of Information was prepared on: Friday 26th March 2021