

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

607/111 Leicester Street, Carlton Vic 3053

Indicative selling price

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

Range between \$550,000 & \$580,000

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	804/58 Villiers St NORTH MELBOURNE 3051	\$580,000	06/03/2024
2	406/30 Wreckyn St NORTH MELBOURNE 3051	\$575,000	21/03/2024
3	502/30 Wreckyn St NORTH MELBOURNE 3051	\$575,000	29/03/2024

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: 08/04/2024 18:17



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$580,000
Median Unit Price
Year ending December 2023: \$414,000

Comparable Properties



804/58 Villiers St NORTH MELBOURNE 3051 **Agent Comments**
(REI/VG)

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Price: \$580,000
Method: Private Sale
Date: 06/03/2024
Property Type: Apartment



406/30 Wreckyn St NORTH MELBOURNE 3051 **Agent Comments**
(REI)

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Price: \$575,000
Method: Private Sale
Date: 21/03/2024
Property Type: Apartment



502/30 Wreckyn St NORTH MELBOURNE 3051 **Agent Comments**
(REI)

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Price: \$575,000
Method: Private Sale
Date: 29/03/2024
Property Type: Apartment

Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303