

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

16/52 Leicester Street, Carlton Vic 3053

Indicative selling price

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

Range between \$750,000 & \$799,000

Median sale price

Median price \$431,000 Property Type Unit Suburb Carlton

Period - From 01/07/2023 to 30/06/2024 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	2/3 Bedford St NORTH MELBOURNE 3051	\$760,000	05/07/2024
2	1/50 Leicester St CARLTON 3053	\$769,000	17/05/2024
3	2/186 George St FITZROY 3065	\$755,000	05/05/2024

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:

19/08/2024 12:29



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$799,000

Median Unit Price

Year ending June 2024: \$431,000

Comparable Properties



2/3 Bedford St NORTH MELBOURNE 3051 (VG) Agent Comments

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Price: \$760,000

Method: Sale

Date: 05/07/2024

Property Type: Flat/Unit/Apartment (Res)



1/50 Leicester St CARLTON 3053 (REI/VG) Agent Comments

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Price: \$769,000

Method: Private Sale

Date: 17/05/2024

Property Type: Apartment



2/186 George St FITZROY 3065 (REI/VG) Agent Comments

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Price: \$755,000

Method: Sold After Auction

Date: 05/05/2024

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822