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

606/111 Leicester Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$525,000		&		\$575,000			
Median sale p	rice							
Median price	\$409,000	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2513/155 Franklin St MELBOURNE 3000	\$605,000	05/12/2023
2	1/150 Peel St NORTH MELBOURNE 3051	\$582,500	03/02/2024
3	1709/442 Elizabeth St MELBOURNE 3000	\$526,000	13/12/2023

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:

23/02/2024 14:29





Jake Hu 0488 028 978 jake@melbournerealestate.com.au





Rooms: 1 Property Type: Strata Unit/Flat Land Size: 77 sqm approx Agent Comments Indicative Selling Price \$525,000 - \$575,000 Median Unit Price December quarter 2023: \$409,000

Comparable Properties



2513/155 Franklin St MELBOURNE 3000 (REI) Agent Comments



Price: \$605,000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment



1/150 Peel St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$582,500 Method: Sold After Auction Date: 03/02/2024 Property Type: Unit



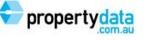
1709/442 Elizabeth St MELBOURNE 3000 (REI) Agent Comments



Price: \$526,000 Method: Private Sale Date: 13/12/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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