

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 508/127-133 Leicester Street, Carlton, VIC 3053

Indicative selling price

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

Single Price \$159,990

Median sale price

Median price \$455,000 Property Type Unit Suburb Carlton (3053)

Period - From 01/03/2022 to 28/02/2023 Source Corelogic

Comparable property sales

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
503/62-68 HAYWARD LANE, MELBOURNE VIC 3000	\$157,500	26/10/2022
1014/131 PELHAM STREET, CARLTON VIC 3053	\$162,800	17/02/2023
721/55 VILLIERS STREET, NORTH MELBOURNE VIC 3051	\$182,000	09/12/2022

This Statement of Information was prepared on: 06/03/2023