

# 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 507/127-133 Leicester Street, Carlton, VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$168,000

### Median sale price

Median price \$398,888 Property Type Apartment Suburb Carlton (3053)

Period - From 01/08/2020 to 31/07/2021 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
32/121 BOUVERIE STREET, CARLTON VIC 3053	\$178,000	24/02/2021
305/150 PEEL STREET, NORTH MELBOURNE VIC 3051	\$157,500	04/05/2021
523/488 SWANSTON STREET, CARLTON VIC 3053	\$170,000	24/04/2021

This Statement of Information was prepared on: 05/08/2021