

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 1605/6 Leicester Street, Carlton VIC 3053

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$297,250

Property type Unit

Suburb Carlton

Period - From 01/10/2022

to

31/12/2022

Source REIV

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
205/8 Elgin Street, Carlton VIC 3053	\$675,000	16/03/2023
3516/160 Victoria Street, Carlton VIC 3053	\$700,000	03/01/2023
1111/68 La Trobe Street, Melbourne VIC 3000	\$685,000	09/11/2022

This Statement of Information was prepared on: 12 April 2023