

# 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 1301/6 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)

Price Range

\$500,000

&

\$550,000

### Median sale price

Median price

\$350,000

Property Type

Unit

Suburb

Carlton (3053)

Period - From

01/06/2023

to

31/05/2024

Source

Corelogic

### Comparable property sales

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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
2414/555 SWANSTON STREET, CARLTON VIC 3053	\$510,000	23/02/2024
606/111 LEICESTER STREET, CARLTON VIC 3053	\$555,500	07/03/2024
2603/81 ABECKETT STREET, MELBOURNE VIC 3000	\$522,000	03/04/2024

This Statement of Information was prepared on: 11/06/2024