## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	1310/6 Leicester Street, Carlton Vic 3053
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$268,000	&	\$294,800
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#### Median sale price

Median price	\$440,000	Pro	perty Type	Unit		Suburb	Carlton
Period - From	01/01/2025	to	31/03/2025		Source	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2009/555 Swanston St CARLTON 3053	\$285,000	17/04/2025
2	1312/570 Lygon St CARLTON 3053	\$286,000	08/04/2025
3	2205/555 Swanston St CARLTON 3053	\$295,000	07/04/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/06/2025 13:32
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Property Type:
Agent Comments

Indicative Selling Price \$268,000 - \$294,800 Median Unit Price March quarter 2025: \$440,000

# Comparable Properties



2009/555 Swanston St CARLTON 3053 (REI)

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**Agent Comments** 

**Price:** \$285,000 **Method:** Private Sale **Date:** 17/04/2025

Property Type: Apartment



1312/570 Lygon St CARLTON 3053 (VG)

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**Agent Comments** 

Price: \$286,000 Method: Sale Date: 08/04/2025

Property Type: Strata Unit/Flat



2205/555 Swanston St CARLTON 3053 (REI/VG)

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**6** 

Agent Comments

Price: \$295,000 Method: Private Sale Date: 07/04/2025

Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262





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