

## 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 1612/6 Leicester Street Carlton, VIC 3053

### Indicative selling price

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

Single Price \$800,000

### Median sale price

Median price \$550,000

Property type Unit

Suburb Carlton

Period - From 01/10/2024

to

31/12/2024

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 |
|------------------------------------------------|-----------|--------------|
| 5/48 LEICESTER STREET CARLTON VIC 3053         | \$870,000 | 10 Jan 2025  |
| 1505/500 ELIZABETH STREET MELBOURNE VIC 3000   | \$765,500 | 13 Sep 2024  |
| 601/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051 | \$820,000 | 17 Sep 2024  |

This Statement of Information was prepared on: 03 February 2025