

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 608/6 Leicester Street, Carlton VIC 3053

Indicative selling price

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

Range between \$390,000 & \$429,000

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
902/145 Queensberry Street, Carlton VIC 3053	\$432,000	19/02/2023
1310/33 Blackwood Street, North Melbourne VIC 3051	\$425,000	15/02/2023
407/94 Canning Street, Carlton VIC 3053	\$405,000	26/01/2023

This Statement of Information was prepared on: 29 March 2023