

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

204/111 Leicester Street, Carlton Vic 3053

Indicative selling price

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

Single price \$439,000

Median sale price

Median price \$392,250

Property Type Unit

Suburb Carlton

Period - From 01/01/2024

to 31/03/2024

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	Price	Date of sale
1	401/111 Leicester St CARLTON 3053	\$450,000	31/01/2024
2	213/9 Dryburgh St WEST MELBOURNE 3003	\$425,000	03/05/2024
3	8/31 George St FITZROY 3065	\$421,000	09/05/2024

OR

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

This Statement of Information was prepared on:

04/06/2024 14:41



Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



401/111 Leicester St CARLTON 3053 (REI/VG) Agent Comments



Price: \$450,000

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment



213/9 Dryburgh St WEST MELBOURNE 3003 (REI) Agent Comments

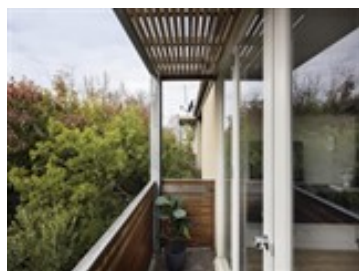


Price: \$425,000

Method: Private Sale

Date: 03/05/2024

Property Type: Apartment



8/31 George St FITZROY 3065 (REI) Agent Comments



Price: \$421,000

Method: Private Sale

Date: 09/05/2024

Property Type: Apartment