



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

702/6 Leicester Street, Carlton, 3053

Indicative selling price

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

Single price

or range between

\$365,000.00

&

\$395,000.00

Median sale price

Median price

\$411,250.00

Property type

Unit/Apartment

Suburb

CARLTON

Period - From

Apr 2023

to

Mar 2024

Source

REIV

Comparable property sales

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
1407/28 Bouverie St CARLTON 3053	\$395,000.00	22/02/2024
702/253 Franklin St MELBOURNE 3000	\$390,000.00	4/04/2024
906/160 Little Lonsdale St MELBOURNE 3000	\$380,000.00	21/05/2024

This Statement of Information was prepared on: Thursday 04th July 2024