# 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

1209/6 Leicester Street, Carlton Vic 3053

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$255,000		&		\$280,000			
Median sale p	rice							
Median price	\$366,500	Pro	operty Type	Unit			Suburb	Carlton
Period - From	10/07/2023	to	09/07/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1909/288 Spencer St MELBOURNE 3000	\$270,000	09/07/2024
2	1604/181 Abeckett St MELBOURNE 3000	\$242,088	04/06/2024
3	1109/6 Leicester St CARLTON 3053	\$227,500	25/06/2024

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:

10/07/2024 10:33









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$255,000 - \$280,000 Median Unit Price 10/07/2023 - 09/07/2024: \$366,500

# **Comparable Properties**



1909/288 Spencer St MELBOURNE 3000 (REI) Agent Comments



Price: \$270,000 Method: Private Sale Date: 09/07/2024 Property Type: Apartment



1604/181 Abeckett St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$242,088 Method: Private Sale Date: 04/06/2024 Property Type: Apartment



1109/6 Leicester St CARLTON 3053 (REI)



Agent Comments

Price: \$227,500 Method: Private Sale Date: 25/06/2024 Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262





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