

# CASTRAN

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

108 Leicester Street, Fitzroy
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price 

\$1,910,000
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 or range between \$ 

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 & \$ 

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#### Median sale price

(\*Delete house or unit as applicable)

Median price 

\$1,457,500
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 \*house 

X
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 Suburb 

Fitzroy
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Period - From 

1/10/2017
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 to 

30/09/2018
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 Source 

PriceFinder
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#### Comparable property sales

**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.