

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

1107/6 Leicester Street, Carlton Vic 3053

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$447,500

House

Unit

X

Suburb Carlton

Period - From 01/01/2018

to 31/03/2018

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	609/518 Swanston St CARLTON 3053	\$370,000	15/05/2018
2	6/205 Flemington Rd NORTH MELBOURNE 3051	\$345,000	14/05/2018
3	3509/500 Elizabeth St MELBOURNE 3000	\$340,000	18/06/2018

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.



Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties

609/518 Swanston St CARLTON 3053 (REI/VG) Agent Comments



Price: \$370,000
Method: Private Sale
Date: 15/05/2018
Rooms: -
Property Type: Apartment



6/205 Flemington Rd NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$345,000
Method: Private Sale
Date: 14/05/2018
Rooms: -
Property Type: Apartment



3509/500 Elizabeth St MELBOURNE 3000 (REI) Agent Comments



Price: \$340,000
Method: Private Sale
Date: 18/06/2018
Rooms: 2
Property Type: Apartment