

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

901/6 Leicester Street Carlton VIC 3053

Indicative selling price

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

Single Price

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

206/28 Wills Street Melbourne VIC 3000	\$620,000	31-Jan-20
805/25 Wills Street Melbourne VIC 3000	\$620,000	31-Jan-20
3204/601 Little Lonsdale Street Melbourne VIC 3000	\$600,000	20-May-20

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 6 months.

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206/28 Wills Street Melbourne VIC 3000 Sold Price **\$620,000** Sold Date **31-Jan-20**
Distance **0.58km**

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805/25 Wills Street Melbourne VIC 3000 Sold Price Sold Date **31-Jan-20**
Distance **0.6km**

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3204/601 Little Lonsdale Street Melbourne VIC 3000 Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **20-May-20**
Distance **1.04km**

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RS = Recent sale UN = Undisclosed Sale

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