

## 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

1313/6 LEICESTER STREET CARLTON VIC 3053

### 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

\$290,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2023

to

31 Aug 2024

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

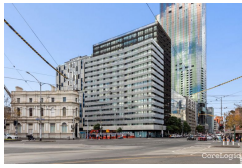
Date of sale

1411/6 LEICESTER STREET CARLTON VIC 3053	\$290,000	29-Jul-24
507/6 LEICESTER STREET CARLTON VIC 3053	\$285,000	19-Aug-24
11/88-94 FRANKLIN STREET MELBOURNE VIC 3000	\$255,000	27-Aug-24

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.

This Statement of Information was prepared on: 25 September 2024



**1411/6 LEICESTER STREET  
CARLTON VIC 3053**

1 1 -

Sold Price **\$290,000** Sold Date **29-Jul-24**

Distance **0km**



**507/6 LEICESTER STREET  
CARLTON VIC 3053**

1 1 -

Sold Price <sup>RS</sup> **\$285,000**<sup>UN</sup> Sold Date **19-Aug-24**

Distance **0km**

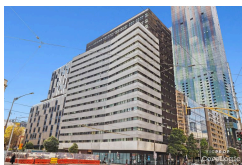


**11/88-94 FRANKLIN STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price <sup>RS</sup> **\$255,000**<sup>UN</sup> Sold Date **27-Aug-24**

Distance **0.23km**



**1109/6 LEICESTER STREET  
CARLTON VIC 3053**

1 1 -

Sold Price <sup>RS</sup> **\$227,500** Sold Date **25-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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