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	204/111 Leicester Street, Carlton Vic 3053

Indicative selling price

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

Single price $429,000

Median sale price

Median price $392,250 Property Type Unit Suburb Carlton

Period - From 01/01/2024 to 31/03/2024 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	106/300 Young St FITZROY 3065	$425,000	01/05/2024
2	109/475 Cardigan St CARLTON 3053	$412,000	09/05/2024
3	20/34 Neill St CARLTON 3053	$410,000	30/05/2024

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 08:40

204/111 Leicester Street, Carlton Vic 3053

Luke Dinakis
03 8415 6100
0421 832 006
lukedinakis@jelliscraig.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$429,000
Median Unit Price
March quarter 2024: $392,250

Comparable Properties



106/300 Young St FITZROY 3065 (REI/VG)

1 1 1

Price: $425,000
Method: Private Sale
Date: 01/05/2024
Property Type: Apartment

Agent Comments



109/475 Cardigan St CARLTON 3053 (REI/VG)

1 1 1

Price: $412,000
Method: Private Sale
Date: 09/05/2024
Property Type: Unit

Agent Comments



20/34 Neill St CARLTON 3053 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 30/05/2024
Property Type: Apartment

Agent Comments

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