

1/718 Lygon Street, Carlton North Vic 3054



2 Bed 1 Bath 1 Car
Property Type: Strata Flat/Unit
Indicative Selling Price
 \$660,000 - \$690,000
Median House Price
 Year ending September 2024:
 \$689,000

Comparable Properties



19/220 Elgin Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$660,000
Method: Private Sale
Date: 09/10/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Superior location, Inferior accommodation & Inferior size



49/117-121 Rathdowne Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$680,000
Method: Private Sale
Date: 19/09/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Superior location, Inferior accommodation & Similar internal size



6/357 Rathdowne Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$690,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Superior location, Inferior accommodation & Superior size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1/718 Lygon Street, Carlton North Vic 3054
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Indicative selling price

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

Range between

\$660,000

 &

\$690,000

Median sale price

Median price

\$689,000

 Unit

x

 Suburb

Carlton North

Period - From

01/10/2023

 to

30/09/2024

 Source

REIV

Comparable property sales

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
19/220 Elgin Street, CARLTON 3053	\$660,000	09/10/2024
49/117-121 Rathdowne Street, CARLTON 3053	\$680,000	19/09/2024
6/357 Rathdowne Street, CARLTON 3053	\$690,000	14/09/2024

This Statement of Information was prepared on:

23/10/2024 10:47
