

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb & postcode **1078 Lygon Street, Carlton North 3054**

Indicative selling price

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

Single price or range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,590,000 Property type House Suburb Carlton North
Period - From 01/10/2019 to 30/09/2020 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. 574 Park Street, Carlton North	\$1,600,000	31/07/20
2. 526 Station Street, Carlton North	\$1,350,000	25/07/20
3. 246 Ames Street, Carlton North	\$1,520,000	17/07/20

This Statement of Information was prepared on: 11/02/2021

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 387 Lygon St, Carlton	\$1,305,000	08/02/20	221m2	3	2	1
5. 279 Richardson St, Princess Hill	\$1,236,200	05/05/20	165m2	2	1	0
6. 882 Lygon St, Carlton Nth	\$1,425,000	06/07/19	260m2	3	1	1

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
N/A – Vacant	N/A – Vacant	\$750 / \$3259 (COVID adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2188.39	\$646.74	N/A	\$2835.13

Size	Year Built	Complex/Block	Facilities
250m2	N/A	N/A	N/A

Owners Corporation	Chattels
N/A	All fixed floor coverings, electric light fittings, window coverings, floating island in the kitchen.

Building	Sale Method	Terms
N/A	Deadline Sale – 26/02/21 @ 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.