

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

5504/570 LYGON 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

or range
between

\$199,000

&

\$218,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2022

to

30 Sep 2023

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

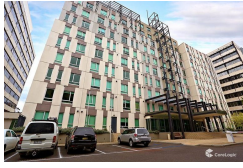
Date of sale

5211/570 LYGON STREET CARLTON VIC 3053	\$215,000	11-Sep-23
5715/570 LYGON STREET CARLTON VIC 3053	\$225,000	20-May-23
5501/570 LYGON STREET CARLTON VIC 3053	\$190,000	19-Jul-23

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: 26 October 2023

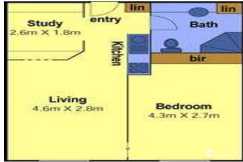


**5211/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price ^{RS} **\$215,000** Sold Date **11-Sep-23**

Distance **0km**



**5715/570 LYGON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price **\$225,000** Sold Date **20-May-23**

Distance **0km**



**5501/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price **\$190,000** Sold Date **19-Jul-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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