

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

1417/570 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2023

to

31 Jan 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

5609/570 LYGON STREET CARLTON VIC 3053	\$220,000	25-Oct-23
606/528 SWANSTON STREET CARLTON VIC 3053	\$220,000	18-Feb-23
161/488 SWANSTON STREET CARLTON VIC 3053	\$220,000	20-Sep-22

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: 22 February 2024



**5609/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$220,000

Sold Date **25-Oct-23**

Distance **0.05km**



**606/528 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

Sold Date **18-Feb-23**

Distance **1.28km**



**161/488 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

Sold Date **20-Sep-22**

Distance **1.42km**



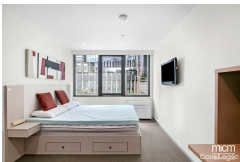
**316/112 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

Sold Date **09-May-23**

Distance **1.9km**



**509/181 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

Sold Date **13-Dec-23**

Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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