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

3001/590 Lygon Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$370,000		&		\$390,000			
Median sale p	rice							
Median price	\$571,250	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5809/570 Lygon St CARLTON 3053	\$380,000	04/08/2021
2	4025/550 Lygon St CARLTON 3053	\$352,000	09/10/2021
3	1105/570 Lygon St CARLTON 3053	\$325,000	10/12/2021

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:

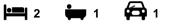
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3001/590 Lygon Street, Carlton Vic 3053

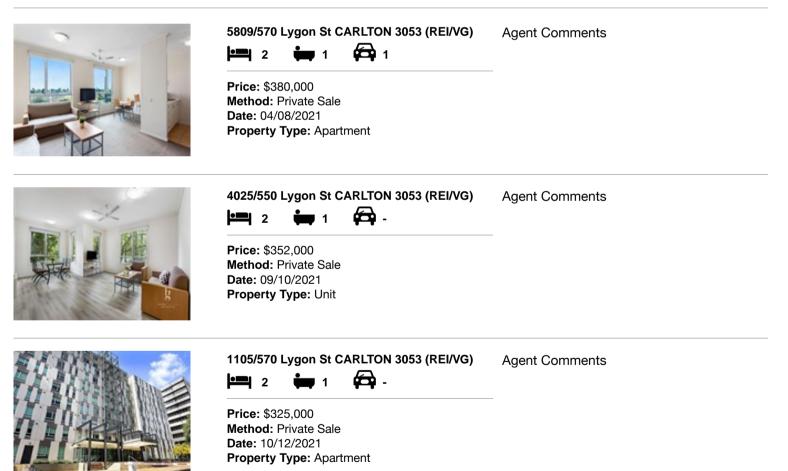






Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$370,000 - \$390,000 Median Unit Price Year ending March 2022: \$571,250

Comparable Properties



Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303

propertydata



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