

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 consumer.vic.gov.au/underquoting

Range between

\$370,000

&

\$390,000

Median sale price

Median price

\$571,250

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2021

to

31/03/2022

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.

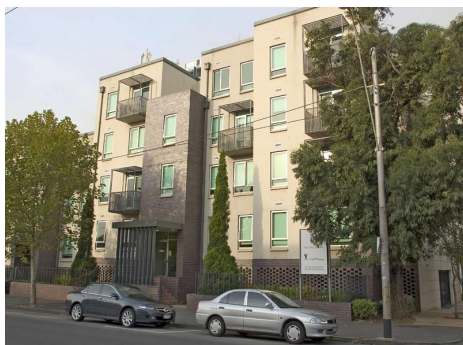
	Address of comparable property	Price	Date of sale
1	5809/570 Lygon St CARLTON 3053	\$380,000	04/08/2021
2	4025/550 Lygon St CARLTON 3053	\$352,000	09/10/2021
3	1105/570 Lygon St CARLTON 3053	\$325,000	10/12/2021

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:

05/05/2022 11:39



2
 1
 1

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



5809/570 Lygon St CARLTON 3053 (REI/VG)

Agent Comments

2
 1
 1

Price: \$380,000

Method: Private Sale

Date: 04/08/2021

Property Type: Apartment



4025/550 Lygon St CARLTON 3053 (REI/VG)

Agent Comments

2
 1
 -

Price: \$352,000

Method: Private Sale

Date: 09/10/2021

Property Type: Unit



1105/570 Lygon St CARLTON 3053 (REI/VG)

Agent Comments

2
 1
 -

Price: \$325,000

Method: Private Sale

Date: 10/12/2021

Property Type: Apartment