

## 22/411 Lygon Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Indicative Selling Price**  
 \$865,000  
**Median House Price**  
 Year ending March 2022: \$571,250

## Comparable Properties



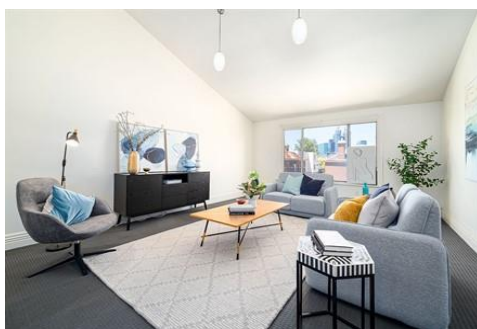
### 3/600 Station Street, Carlton North 3054 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 09/04/2022  
**Property Type:** Unit  
**Agent Comments:** Similar sized older apartment in refurbished order



### 109/166 Gertrude Street, Fitzroy 3065 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 06/06/2022  
**Property Type:** Apartment  
**Agent Comments:** Reasonably compact contemporary apartment



### 165a Elgin Street, Carlton 3053 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 10/06/2022  
**Property Type:** Apartment  
**Agent Comments:** Commercially zoned residence above shop; no parking

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

22/411 Lygon Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$865,000

#### Median sale price

Median price

\$571,250

Unit

x

Suburb

Carlton

Period - From

01/04/2021

to

31/03/2022

Source

REIV

#### Comparable property sales

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
3/600 Station Street, CARLTON NORTH 3054	\$880,000	09/04/2022
109/166 Gertrude Street, FITZROY 3065	\$860,000	06/06/2022
165a Elgin Street, CARLTON 3053	\$820,000	10/06/2022

This Statement of Information was prepared on:

23/06/2022 11:51