

## 30/700 Lygon Street, Carlton North Vic 3054



**2 Bed 1 Bath 1 Car**

**Rooms:** 1

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$650,000 - \$690,000

**Median House Price**

Year ending March 2023: \$690,000

## Comparable Properties



### 2/144 Nicholson Street, Fitzroy 3065 (REI)

**2 Bed 1 Bath - Car**

**Price:** \$671,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** Apartment

**Agent Comments:** Similar style and size, inferior condition, similar location



### 6/56 Leicester Street, Carlton 3053 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$669,000

**Method:** Private Sale

**Date:** 18/04/2023

**Property Type:** Apartment

**Agent Comments:** Similar size and location, inferior condition un renovated.

## 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

30/700 Lygon Street, Carlton North Vic 3054

#### Indicative selling price

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

Range between \$650,000 & \$690,000

#### Median sale price

Median price \$690,000 Unit x Suburb Carlton North

Period - From 01/04/2022 to 31/03/2023 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 |
|--------------------------------------|-----------|--------------|
| 2/144 Nicholson Street, FITZROY 3065 | \$671,000 | 22/04/2023   |
| 6/56 Leicester Street, CARLTON 3053  | \$669,000 | 18/04/2023   |
|                                      |           |              |

This Statement of Information was prepared on:

05/05/2023 09:25