

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address **2202/570 Lygon Street, Carlton 3053**
Including suburb & postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price **\$199,000** or range between \$ & \$

Median sale price

Median price **\$460,000** Property type **Apartment** Suburb **Carlton**
Period - From **01/10/2019** to **30/09/2020** 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. 205/488 Swanston Street	\$205,000	23/10/20
2. 905/528 Swanston Street	\$208,000	14/10/20
3. 102/18 Finlay Place	\$250,000	16/09/20

This Statement of Information was prepared on: **22/12/2020**

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 5312/570 Lygon Street	\$205,000	14/08/20	43m2	2	1	0
5. 5109/570 Lygon Street	\$220,000	28/05/20	43m2	1	1	0
6. 5503/570 Lygon Street	\$220,000	13/03/20	32m2	1	1	0

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
Vacant	N/A – Vacant	\$355 / \$1542.55

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$524.10	\$646.74	\$2,478.00	\$3648.84

Size	Year Built	Complex/Block	Facilities
36.2m2	2000	660 / 135	Pool, Gym, Spa, Sauna, Basketball Court, Movie/Games Lounge, BBQ Area

Owners Corporation	Chattels
YMCA	All fixed floor coverings, electric light fittings, blinds & furniture as inventoried in the section 32

Building	Sale Method	Terms
College Square Apartments	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.