# 21/411 Lygon Street, Carlton, VIC 3053



**2 Bed 2 Bath 1 Car**
**Property Type:** Townhouse
**Indicative Selling Price**
$875,000
**Median House Price**
Year ending June 2024: $431,000

## Comparable Properties



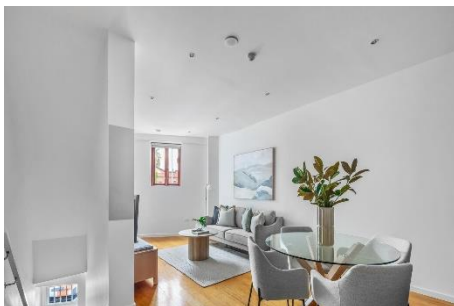**8/56 Leicester Street, Fitzroy 3065 (REI)**
**2 Bed 1 Bath 2 Car**
**Price:** $885,000
**Method:** Private Sale
**Date:** 20/09/2024
**Property Type:** Townhouse (Single)
**Agent Comments:** Modern townhouse, one bathroom, superior car accommodation with two car spaces.



**2/40 Cobden Street, North Melbourne 3051 (REI/VG)**
**2 Bed 2 Bath 1 Car**
**Price:** $890,000
**Method:** Sold Before Auction
**Date:** 13/06/2024
**Property Type:** Townhouse (Res)
**Agent Comments:** Tri-level townhouse with warehouse shell.



**10/672 Nicholson Street, Fitzroy North 3068 (REI/VG)**
**2 Bed 2 Bath 1 Car**
**Price:** $885,000
**Method:** Private Sale
**Date:** 04/06/2024
**Property Type:** Townhouse (Single)
**Agent Comments:** Modern townhouse with rooftop terrace.

# 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<br>Including suburb or locality and postcode | 21/411 Lygon Street, Carlton, VIC 3053 |
|---|---|

## Indicative selling price

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

| Single price | $875,000 |
|---|---|

## Median sale price

| Median price | $431,000 | Unit | x | Suburb | Carlton |
|---|---|---|---|---|---|

| Period - From | 01/07/2023 | to | 30/06/2024 | 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 |
|---|---|---|
| 8/56 Leicester Street, Fitzroy 3065 | $885,000 | 20/09/2024 |
| 2/40 Cobden Street, North Melbourne 3051 | $890,000 | 13/06/2024 |
| 10/672 Nicholson Street, Fitzroy North 3068 | $885,000 | 04/06/2024 |

This Statement of Information was prepared on: 08/11/2024

This guide must not be taken as legal advice.

**CONSUMER AFFAIRS VICTORIA**