

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

2914/570 LYGON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

5504/570 LYGON STREET CARLTON VIC 3053	\$210,000	24-Jan-24
5710/570 LYGON STREET CARLTON VIC 3053	\$215,000	29-May-24
5712/570 LYGON STREET CARLTON VIC 3053	\$220,000	07-May-24

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 6 months.

This Statement of Information was prepared on: 02 August 2024



**5504/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$210,000

Sold Date

24-Jan-24

Distance

0.05km



**5710/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

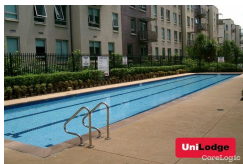
^{RS} **\$215,000**

Sold Date

29-May-24

Distance

0.05km



**5712/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

^{RS} **\$220,000** ^{UN}

Sold Date

07-May-24

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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