Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5714/570 Lygon Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$325,000		&		\$350,000			
Median sale pi	rice							
Median price	\$430,000	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	214/29-35 Oconnell St NORTH MELBOURNE 3051	\$340,000	17/10/2024
2	442/23 Blackwood St NORTH MELBOURNE 3051	\$346,666	30/09/2024
3	214/139 Chetwynd St NORTH MELBOURNE 3051	\$355,000	27/09/2024

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 six months.

This Statement of Information was prepared on:

07/11/2024 22:08

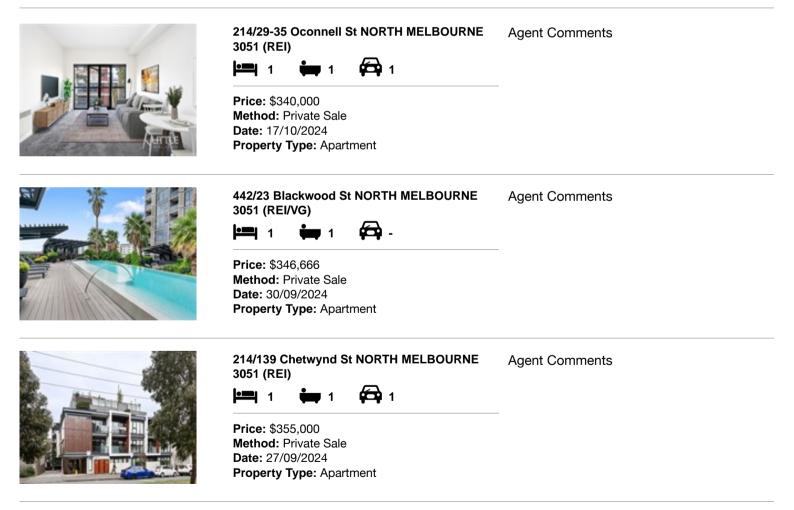






Property Type: Apartment Agent Comments Indicative Selling Price \$325,000 - \$350,000 Median Unit Price September quarter 2024: \$430,000

Comparable Properties





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