

# 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

5714/570 Lygon Street, Carlton Vic 3053

### Indicative selling price

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

Range between \$325,000 & \$350,000

### Median sale price

Median price \$430,000 Property Type Unit Suburb Carlton

Period - From 01/07/2024 to 30/09/2024 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	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

5714/570 Lygon Street, Carlton Vic 3053



 2  1  0

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$325,000 - \$350,000  
**Median Unit Price**  
September quarter 2024: \$430,000

## Comparable Properties



**214/29-35 Oconnell St NORTH MELBOURNE**  
**3051 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 17/10/2024  
**Property Type:** Apartment



**442/23 Blackwood St NORTH MELBOURNE**  
**3051 (REI/VG)**

**Agent Comments**

 1  1  -

**Price:** \$346,666  
**Method:** Private Sale  
**Date:** 30/09/2024  
**Property Type:** Apartment



**214/139 Chetwynd St NORTH MELBOURNE**  
**3051 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 27/09/2024  
**Property Type:** Apartment



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