

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

3112/590 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

\$170,000

&

\$187,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$474,999

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2021

to

30 Sep 2022

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

3205/590 LYGON STREET CARLTON VIC 3053	\$175,000	31-Jan-22
5116/570 LYGON STREET CARLTON VIC 3053	\$193,000	02-May-22
2302/570 LYGON STREET CARLTON VIC 3053	\$175,000	04-Aug-22

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: 31 October 2022


**3205/590 LYGON STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

\$175,000

Sold Date

31-Jan-22

Distance

0km

**5116/570 LYGON STREET
CARLTON VIC 3053**
 1  1  -

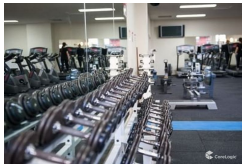
Sold Price

\$193,000

Sold Date

02-May-22

Distance

0.04km

**2302/570 LYGON STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

\$175,000

Sold Date

04-Aug-22

Distance

0.05km
RS = Recent sale

UN = Undisclosed Sale

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