### 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

4114/550 Lygon Street, Carlton Vic 3053

#### Indicative selling price

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

Single price \$215,000

#### Median sale price

Median price	\$495,000	Hou	Ise	Unit	х	Suburb	Carlton
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	5213/570 Lygon St CARLTON 3053	\$240,000	19/11/2018
2	5213/570 Lygon St CARLTON 3053	\$240,000	19/11/2018
3	C5519/570 Lygon St CARLTON 3053	\$220,000	27/10/2018

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.

#### Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

propertydata

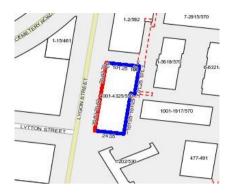
#### Generated: 07/01/2019 11:50

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## 4114/550 Lygon Street, Carlton Vic 3053

## petermarkovic





Rooms: Property Type: Agent Comments Indicative Selling Price \$215,000 Median Unit Price September quarter 2018: \$495,000

## **Comparable Properties**



Price: \$240,000 Method: Private Sale Date: 19/11/2018 Rooms: -Property Type: Apartment

• •

**1** 



5213/570 Lygon St CARLTON 3053 (REI)

1

5213/570 Lygon St CARLTON 3053 (REI)

**6** 1

Agent Comments

Agent Comments

Agent Comments

Price: \$240,000 Method: Private Sale Date: 19/11/2018 Rooms: -Property Type: Apartment



C5519/570 Lygon St CARLTON 3053 (REI)

**à** 1



Price: \$220,000 Method: Private Sale Date: 27/10/2018

Rooms: -Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

propertydata

#### Generated: 07/01/2019 11:50

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

