

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

2P06/590 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$190,000 & \$209,000

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	4323/550 Lygon St CARLTON 3053	\$190,000	08/11/2024
2	2914/570 Lygon St CARLTON 3053	\$190,000	13/09/2024
3	3006/590 Lygon St CARLTON 3053	\$206,000	06/08/2024

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: 13/12/2024 18:36

2P06/590 Lygon Street, Carlton Vic 3053



Property Type:
Land Size: 32 sqm approx
Agent Comments

Indicative Selling Price
\$190,000 - \$209,000
Median Unit Price
September quarter 2024: \$430,000

Comparable Properties



4323/550 Lygon St CARLTON 3053 (VG)

Agent Comments



Price: \$190,000
Method: Sale
Date: 08/11/2024
Property Type: Strata Unit/Flat

2914/570 Lygon St CARLTON 3053 (VG)

Agent Comments



Price: \$190,000
Method: Sale
Date: 13/09/2024
Property Type: Strata Unit/Flat



3006/590 Lygon St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$206,000
Method: Private Sale
Date: 06/08/2024
Property Type: Apartment