

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

3108/590 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$180,000

&

\$198,000

Median sale price

Median price \$557,500

Property Type Unit

Suburb Carlton

Period - From 01/10/2020

to

30/09/2021

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	5519/570 Lygon St CARLTON 3053	\$234,000	25/05/2021
2	1617/570 Lygon St CARLTON 3053	\$220,000	06/08/2021
3	6011/570 Lygon St CARLTON 3053	\$184,000	21/06/2021

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:

19/10/2021 13:41

3108/590 Lygon Street, Carlton Vic 3053



Property Type:
Agent Comments

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Indicative Selling Price

\$180,000 - \$198,000

Median Unit Price

Year ending September 2021: \$557,500

Comparable Properties



5519/570 Lygon St CARLTON 3053 (REI)

Agent Comments



Price: \$234,000
Method: Private Sale
Date: 25/05/2021
Property Type: Apartment



1617/570 Lygon St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$220,000
Method: Private Sale
Date: 06/08/2021
Property Type: Apartment



6011/570 Lygon St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$184,000
Method: Private Sale
Date: 21/06/2021
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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