

# 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

20/109 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 \$150,000 & \$160,000

### Median sale price

Median price

\$589,500

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2021

to

31/12/2021

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	3206/478 Swanston St CARLTON 3053	\$165,000	01/12/2021
2	605/127 Leicester St CARLTON 3053	\$162,000	17/11/2021
3	34/109 Lygon St CARLTON 3053	\$155,000	12/11/2021

**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:

23/03/2022 14:12



**Rooms:** 1  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$150,000 - \$160,000

**Median Unit Price**

December quarter 2021: \$589,500

## Comparable Properties



**3206/478 Swanston St CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$165,000

**Method:** Sale

**Date:** 01/12/2021

**Property Type:** Strata Unit/Flat



**605/127 Leicester St CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$162,000

**Method:** Sale

**Date:** 17/11/2021

**Property Type:** Strata Unit/Flat

**34/109 Lygon St CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$155,000

**Method:** Sale

**Date:** 12/11/2021

**Property Type:** Flat/Unit/Apartment (Res)