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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$150,000		&		\$160,000			
Median sale pi	rice							
Median price	\$589,500	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ado	dress 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



20/109 Lygon Street, Carlton Vic 3053

Dingle Partners





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)



Price: \$165,000 Method: Sale Date: 01/12/2021 Property Type: Strata Unit/Flat

605/127 Leicester St CARLTON 3053 (VG)



Price: \$162,000 Method: Sale Date: 17/11/2021 Property Type: Strata Unit/Flat

34/109 Lygon St CARLTON 3053 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$155,000 Method: Sale Date: 12/11/2021 Property Type: Flat/Unit/Apartment (Res)

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

propertydata



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