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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

513 Lygon Street Princes Hill VIC 3054

 3  1  2

Indicative Selling Price

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

Range between \$1,350,000 & \$1,450,000

Median Sale Price

\$1,690,000 Houses in Princes hill between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



505 Lygon Street Princes Hill VIC 3054

 3  1  1

Sold Price **\$1,282,000** Sold Date **27-Oct-18**

Distance **0.02km**



18 Macpherson Street Carlton North VIC 3054

 2  1  -

Sold Price **\$1,465,000** Sold Date **16-Jun-18**

Distance **0.65km**



656 Station Street Carlton North VIC 3054

 2  1  -

Sold Price **\$1,380,000** Sold Date **25-Aug-18**

Distance **0.75km**

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