

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

1312/570 LYGON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

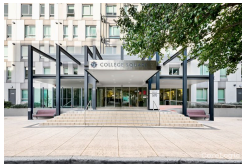
Date of sale

1402/570 LYGON STREET CARLTON VIC 3053	\$336,000	23-Oct-24
5606/570 LYGON STREET CARLTON VIC 3053	\$357,500	23-Aug-24
2204/570 LYGON STREET CARLTON VIC 3053	\$294,500	20-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 22 November 2024

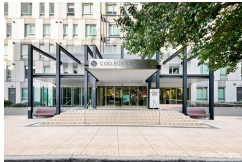


**1402/570 LYGON STREET
CARLTON VIC 3053**

2 1 1

Sold Price ^{RS} **\$336,000** Sold Date **23-Oct-24**

Distance **0km**

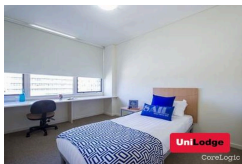


**5606/570 LYGON STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$357,500** Sold Date **23-Aug-24**

Distance **0.05km**



**2204/570 LYGON STREET
CARLTON VIC 3053**

2 1 -

Sold Price **\$294,500** Sold Date **20-Aug-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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