

3203/590 Lygon Street, Carlton Vic 3053



1 Bed 1 Bath - Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$250,000 - \$275,000

Median House Price

Year ending September 2024:

\$427,500

Comparable Properties



110/9-13 O'Connell Street, North Melbourne 3051 (REI)

1 Bed 1 Bath - Car

Price: \$260,000

Method: Private Sale

Date: 02/09/2024

Property Type: Apartment

Agent Comments: This property has the following in comparison to the one for sale: Similar location, Similar size & Similar accommssodation



1/33 Rae Street, Fitzroy North 3068 (VG)

1 Bed 1 Bath - Car

Price: \$260,000

Method: Sale

Date: 08/08/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments: This property has the following in comparison to the one for sale: Similar location, Similar size & Similar accommodation



301/570 Swanston Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath - Car

Price: \$258,500

Method: Private Sale

Date: 20/07/2024

Property Type: Apartment

Agent Comments: This property has the following in comparison to the one for sale: Similar location, Similar size & Inferior condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3203/590 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$250,000 & \$275,000

Median sale price

Median price \$427,500 Unit x Suburb Carlton

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales

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
110/9-13 Oconnell Street, NORTH MELBOURNE 3051	\$260,000	02/09/2024
1/33 Rae Street, FITZROY NORTH 3068	\$260,000	08/08/2024
301/570 Swanston Street, CARLTON 3053	\$258,500	20/07/2024

This Statement of Information was prepared on:

27/11/2024 10:44