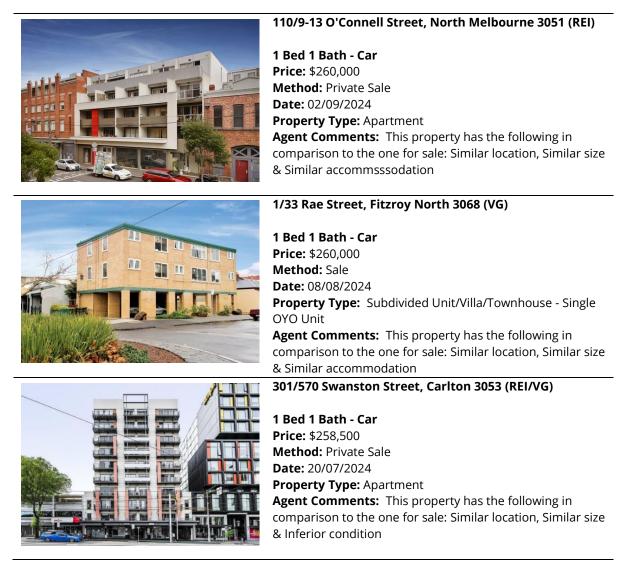
# woodards

### 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**



## 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

### **Indicative selling price**

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

Range betweer	\$250,000	&	\$275,000
Median sale price			
Median price	\$427,500	Unit x	Suburb Carlton
Period - From	01/10/2023 to 3	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



This guide must not be taken as legal advice.