

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

2903/570 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2022

to

31 May 2023

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

5519/570 LYGON STREET CARLTON VIC 3053	\$226,000	06-Aug-22
6004/570 LYGON STREET CARLTON VIC 3053	\$229,998	05-Jul-22
6115/570 LYGON STREET CARLTON VIC 3053	\$222,500	14-Feb-23

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: 05 June 2023

**5519/570 LYGON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$226,000

Sold Date **06-Aug-22**

Distance

0.05km

**6004/570 LYGON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$229,998

Sold Date **05-Jul-22**

Distance

0.06km



**6115/570 LYGON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$222,500

Sold Date **14-Feb-23**

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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