

1517/570 Lygon Street, Carlton Vic 3053



1 Bed 1 Bath - Car

Property Type: Apartment

Indicative Selling Price

\$210,000 - \$220,000

Median House Price

Your ending March 2024: \$411,250

Comparable Properties



1417/570 Lygon Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath - Car

Price: \$220,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment

Agent Comments: This property has the following in comparison: Same location, Similar size & Inferior condition



5710/570 Lygon Street, Carlton 3053 (REI)

1 Bed 1 Bath - Car

Price: \$225,000

Method: Private Sale

Date: 27/05/2024

Property Type: Unit

Agent Comments: This property has the following in comparison: Same location, Superior size & Inferior condition



1412/570 Lygon Street, Carlton 3053 (VG)

1 Bed 1 Bath - Car

Price: \$220,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment

Agent Comments: This property has the following in comparison: Same location, Superior 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

1517/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$210,000 & \$220,000

Median sale price

Median price \$411,250 Unit x Suburb Carlton

Period - From 01/04/2023 to 31/03/2024 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
1417/570 Lygon Street, CARLTON 3053	\$220,000	22/02/2024
5710/570 Lygon Street, CARLTON 3053	\$215,000	27/05/2024
1412/570 Lygon Street, CARLTON 3053	\$205,000	19/02/2024

This Statement of Information was prepared on:

18/06/2024 11:08