

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

1811/570 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

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2022

to

31 Oct 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

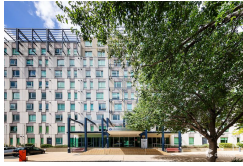
Date of sale

1317/570 LYGON STREET CARLTON VIC 3053	\$190,000	03-Jun-23
4023/550 LYGON STREET CARLTON VIC 3053	\$187,000	23-Sep-23
4320/550 LYGON STREET CARLTON VIC 3053	\$178,000	27-Sep-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: 01 November 2023


**1317/570 LYGON STREET
CARLTON VIC 3053**

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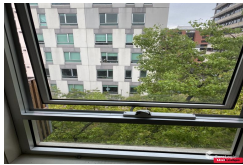
 Sold Price **\$190,000** Sold Date **03-Jun-23**

 Distance **0km**

**4023/550 LYGON STREET
CARLTON VIC 3053**

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 Sold Price **\$187,000** Sold Date **23-Sep-23**

 Distance **0.05km**

**4320/550 LYGON STREET
CARLTON VIC 3053**

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 Sold Price **\$178,000** Sold Date **27-Sep-23**

 Distance **0.05km**

**5201/570 LYGON STREET
CARLTON VIC 3053**

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 Sold Price ^{RS} **\$181,000** Sold Date **05-Oct-23**

 Distance **0.05km**

**5403/570 LYGON STREET
CARLTON VIC 3053**

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 Sold Price **\$177,000** Sold Date **07-Feb-23**

 Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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