

22/21 Lytton Street, Carlton Vic 3053



3 Bed 1 Bath 2 Car
Property Type: Townhouse
Indicative Selling Price
 \$1,100,000
Median House Price
 September quarter 2024:
 \$1,700,000

Comparable Properties



100 Molesworth Street, North Melbourne 3051 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,035,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)
Agent Comments: Larger property, similar condition, inferior location



21/411 Lygon Street, Carlton 3053 (REI)

2 Bed 2 Bath 1 Car
Price: \$875,000
Method: Private Sale
Date: 18/11/2024
Property Type: Townhouse (Single)
Agent Comments: Smaller property, similar condition, similar location



103/8 Keele Street, Collingwood 3066 (REI)

2 Bed 2 Bath 1 Car
Price: \$910,000
Method: Private Sale
Date: 16/11/2024
Property Type: Apartment
Agent Comments: Smaller property, similar condition, inferior location

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

22/21 Lytton Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,700,000

House

x

Suburb

Carlton

Period - From

01/07/2023

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
100 Molesworth Street, NORTH MELBOURNE 3051	\$1,035,000	30/11/2024
21/411 Lygon Street, CARLTON 3053	\$875,000	18/11/2024
103/8 Keele Street, COLLINGWOOD 3066	\$910,000	16/11/2024

This Statement of Information was prepared on:

01/12/2024 13:26