

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

5817/570 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

\$170,000

&

\$185,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2023

to

30 Nov 2024

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

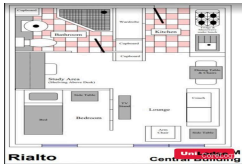
Date of sale

5301/570 LYGON STREET CARLTON VIC 3053	\$175,000	17-Sep-24
5713/570 LYGON STREET CARLTON VIC 3053	\$175,000	23-Mar-24
6213/570 LYGON STREET CARLTON VIC 3053	\$182,000	06-Jan-24

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: 20 December 2024



**5301/570 LYGON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$175,000

Sold Date **17-Sep-24**

Distance

0km



**5713/570 LYGON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

Sold Date **23-Mar-24**

Distance

0km



**6213/570 LYGON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$182,000

Sold Date **06-Jan-24**

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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