



## 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

3/1066 Lygon Street, Carlton North, 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$550,000.00

&

\$600,000.00

### Median sale price

Median price

\$640,000.00

Property type

Unit/Apartment,  
Car Park

Suburb

CARLTON NORTH

Period - From

Dec 2018

to

Dec 2019

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
212/34 Union St BRUNSWICK 3056	\$582,000.00	8/06/2019
15/212 The Avenue PARKVILLE 3052	\$577,000.00	14/09/2019
4/250 Glenlyon Rd BRUNSWICK EAST 3057	\$570,000.00	29/06/2019

This Statement of Information was prepared on:

Monday 02nd December 2019