

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

5609/570 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

\$225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2022

to

30 Sep 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

5211/570 LYGON STREET CARLTON VIC 3053	\$215,000	11-Sep-23
5208/570 LYGON STREET CARLTON VIC 3053	\$239,950	15-May-23
5519/570 LYGON STREET CARLTON VIC 3053	\$226,000	06-Aug-22

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: 09 October 2023



**5211/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

^{RS} **\$215,000** Sold Date **11-Sep-23**

Distance **0km**



**5208/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$239,950 Sold Date **15-May-23**

Distance **0km**



**5519/570 LYGON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$226,000 Sold Date **06-Aug-22**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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