

# 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 6301/570 Lygon Street, Carlton Vic 3053

### Indicative selling price

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

Range between \$250,000 & \$275,000

### Median sale price

Median price \$411,250 Property Type Unit Suburb Carlton

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 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
1	218/1 Lygon St BRUNSWICK 3056	\$270,000	30/03/2024
2	1913/570 Lygon St CARLTON 3053	\$270,000	21/03/2024
3	213/70 Nicholson St FITZROY 3065	\$260,000	04/03/2024

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 six months.~~

This Statement of Information was prepared on: 22/04/2024 16:05



**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$250,000 - \$275,000  
**Median Unit Price**  
Year ending March 2024: \$411,250

## Comparable Properties



**218/1 Lygon St BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$270,000  
**Method:** Private Sale  
**Date:** 30/03/2024  
**Property Type:** Apartment



**1913/570 Lygon St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$270,000  
**Method:** Private Sale  
**Date:** 21/03/2024  
**Property Type:** Unit



**213/70 Nicholson St FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** Unit

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