# woodards

# 5606/570 Lygon Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$360,000 Median House Price Year ending June 2024: \$431,000

# **Comparable Properties**



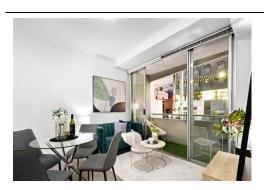
#### 1402/6 Leicester Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car Price: \$352,000 Method: Private Sale Date: 24/06/2024 Property Type: Apartment Agent Comments: This property has the following in comparison: Superior location, Similar size & Inferior accommodation



#### 602/39 Lonsdale Street, Melbourne 3000 (REI/VG)

2 Bed 1 Bath - Car Price: \$340,000 Method: Private Sale Date: 19/04/2024 Property Type: Apartment Agent Comments: This property has the following in comparison: Superior location, Inferior size & Inferior accommodation



#### 165/488 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car Price: \$350,000 Method: Private Sale Date: 13/03/2024 Property Type: Apartment Agent Comments: This property has the following in comparison: Superior location, Similar size & Inferior accommodation

# **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 locality and postcode

Including suburb or 5606/570 Lygon Street, Carlton Vic 3053

## **Indicative selling price**

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

Single price

\$360,000

### Median sale price

Median price	\$431,000		Unit	х	Suburb	Carlto	n	
Period - From	01/07/2023	to	30/06/2	2024	S	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
1402/6 Leicester Street, CARLTON 3053	\$352,000	24/06/2024
602/39 Lonsdale Street, MELBOURNE 3000	\$340,000	19/04/2024
165/488 Swanston Street, CARLTON 3053	\$350,000	13/03/2024

This Statement of Information was prepared on:

30/07/2024 11:23



This guide must not be taken as legal advice.