

## 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  
Including suburb or  
locality and postcode

5606/570 Lygon Street, Carlton Vic 3053
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#### Indicative selling price

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

Single price

\$360,000
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#### Median sale price

Median price

\$431,000
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Unit

x
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Suburb

Carlton
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Period - From

01/07/2023
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to

30/06/2024
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Source

REIV
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#### 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
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