

## 32/1066 Lygon Street, Carlton North Vic 3054



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$660,000

**Median House Price**

15/11/2023 - 14/11/2024: \$693,000

## Comparable Properties



**1/700 Lygon Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$665,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** Apartment

**Agent Comments:** Smaller ground level apartment in need of some updating



**10/1102 Lygon Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 23/10/2024

**Property Type:** Apartment

**Agent Comments:** Refurbished older apartment; smaller living area



**11/1102 Lygon Street, Carlton North 3054 (REI/VG)**

**2 Bed 1 Bath - Car**

**Price:** \$695,000

**Method:** Private Sale

**Date:** 21/06/2024

**Property Type:** Unit

**Agent Comments:** Older apartment with smaller living area

## 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

32/1066 Lygon Street, Carlton North Vic 3054

#### Indicative selling price

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

Single price

\$660,000

#### Median sale price

Median price

\$693,000

Unit

x

Suburb

Carlton North

Period - From

15/11/2023

to

14/11/2024

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
1/700 Lygon Street, CARLTON NORTH 3054	\$665,000	09/11/2024
10/1102 Lygon Street, CARLTON NORTH 3054	\$700,000	23/10/2024
11/1102 Lygon Street, CARLTON NORTH 3054	\$695,000	21/06/2024

This Statement of Information was prepared on:

13/12/2024