woodards

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 locality and postcode

Including suburb or 32/1066 Lygon Street, Carlton North Vic 3054

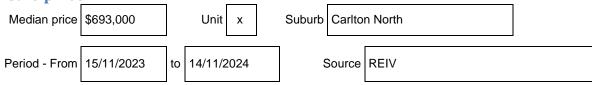
Indicative selling price

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

Single price

\$660,000

Median sale price



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 <i>,</i> 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



This guide must not be taken as legal advice.