

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

9/1062 Lygon Street, Carlton North, 3054

Indicative selling price

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

Single price \$ or range between \$600,000 & \$630,000

Median sale price

Median price \$585,000 *House *unit x Suburb or locality Carlton North

Period - From June 2016 to May 2017 Source Core Logic RP Data

Comparable property sales

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.