

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5119/570-574 Lygon Street Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$259,000

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

4/50 Barkly Street Carlton VIC 3053	\$380,000	21-Oct-20
5109/570-574 Lygon Street Carlton VIC 3053	\$220,000	28-May-20
810D/604-640 Swanston Street Carlton VIC 3053	\$208,000	24-Jul-20

OR

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 6 months.~~

This Statement of Information was prepared on: 31 October 2020

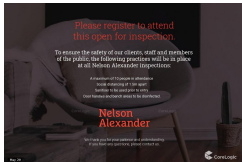


4/50 Barkly Street Carlton VIC 3053

 1  1  1

Sold Price ^{RS} **\$380,000** Sold Date **21-Oct-20**

Distance **0.71km**



5109/570-574 Lygon Street Carlton VIC 3053

 1  1  1

Sold Price **\$220,000** Sold Date **28-May-20**

Distance **-**



810D/604-640 Swanston Street Carlton VIC 3053

 1  1  1

Sold Price **\$208,000** Sold Date **24-Jul-20**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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