

1402/570 Lygon Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$339,000
Median House Price
 Year ending June 2024: \$431,000

Comparable Properties



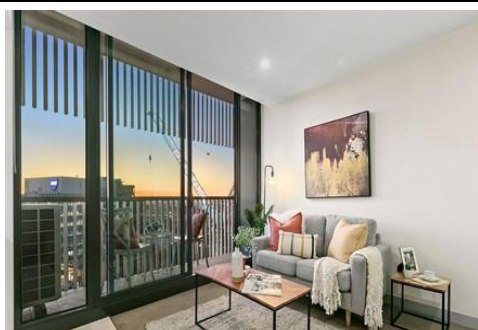
5606/570 Lygon Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$357,500
Method: Private Sale
Date: 23/08/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Same location but superior positioning & aspect, slightly superior size & Similar condition



302/39 Lonsdale Street, Melbourne 3000 (REI/VG)

2 Bed 1 Bath - Car
Price: \$320,000
Method: Private Sale
Date: 25/07/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Superior location, Similar size & Inferior accommodation



1402/6 Leicester Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car
Price: \$352,000
Method: Private Sale
Date: 24/06/2024
Property Type: Apartment
Agent Comments: This property in comparison has the following: 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

1402/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$431,000

Unit

x

Suburb

Carlton

Period - From

01/07/2023

to

30/06/2024

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
5606/570 Lygon Street, CARLTON 3053	\$357,500	23/08/2024
302/39 Lonsdale Street, MELBOURNE 3000	\$320,000	25/07/2024
1402/6 Leicester Street, CARLTON 3053	\$352,000	24/06/2024

This Statement of Information was prepared on:

04/10/2024 14:13