

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

1411/570 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

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2022

to

31 Aug 2023

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

1804/570 LYGON STREET CARLTON VIC 3053	\$215,000	25-Aug-23
5211/570 LYGON STREET CARLTON VIC 3053	\$215,000	11-Sep-23
5410/570 LYGON STREET CARLTON VIC 3053	\$225,000	17-Apr-23

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: 20 September 2023


**1804/570 LYGON STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

^{RS}
\$215,000

Sold Date

25-Aug-23

Distance

0km

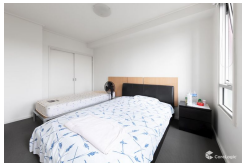
**5211/570 LYGON STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

Sold Date

11-Sep-23

Distance

0.05km

**5410/570 LYGON STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

\$225,000

Sold Date

17-Apr-23

Distance

0.05km
RS = Recent sale

UN = Undisclosed Sale

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