

1408/570 Lygon Street, Carlton Vic 3053



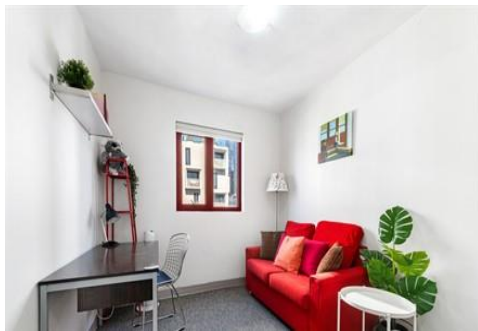
1 Bed 1 Bath - Car
Property Type: Apartment
Indicative Selling Price
 \$220,000 - \$230,000
Median House Price
 December quarter 2023: \$409,000

Comparable Properties



612/528 Swanston Street, Carlton 3053 (VG)

1 Bed 1 Bath - Car
Price: \$225,000
Method: Sale
Date: 11/01/2024
Property Type: Strata Unit/Flat
Agent Comments: This property has the following in comparison: Similar location, Similar floor plan & Similar condition



812/528 Swanston Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath - Car
Price: \$224,000
Method: Private Sale
Date: 31/10/2023
Property Type: Unit
Agent Comments: This property has the following in comparison: Similar location, Similar condition & Inferior accommodation



5609/570 Lygon Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath - Car
Price: \$220,000
Method: Private Sale
Date: 25/10/2023
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Inferior condition & Similar 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

1408/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$220,000

&

\$230,000

Median sale price

Median price

\$409,000

Unit

x

Suburb

Carlton

Period - From

01/10/2023

to

31/12/2023

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
612/528 Swanston Street, CARLTON 3053	\$225,000	11/01/2024
812/528 Swanston Street, CARLTON 3053	\$224,000	31/10/2023
5609/570 Lygon Street, CARLTON 3053	\$220,000	25/10/2023

This Statement of Information was prepared on:

20/02/2024 09:51