

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

4021/550 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$240,000

Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2024

to

30/09/2024

Source

REIV

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 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
1	2408/155 Franklin St MELBOURNE 3000	\$241,000	30/10/2024
2	6301/570 Lygon St CARLTON 3053	\$251,750	01/05/2024
3	3805/478 Swanston St CARLTON 3053	\$235,000	15/04/2024

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 six months.~~

This Statement of Information was prepared on:

11/11/2024 15:27



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$240,000
Median Unit Price
September quarter 2024: \$430,000

Comparable Properties



2408/155 Franklin St MELBOURNE 3000 (REI)

[Agent Comments](#)

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Price: \$241,000
Method: Auction Sale
Date: 30/10/2024
Property Type: Studio Apartment



6301/570 Lygon St CARLTON 3053 (REI)

[Agent Comments](#)

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Price: \$251,750
Method: Private Sale
Date: 01/05/2024
Property Type: Apartment



3805/478 Swanston St CARLTON 3053 (REI)

[Agent Comments](#)

1 1 -

Price: \$235,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment

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