

38/700 Lygon Street, Carlton North Vic 3054



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$649,000

Median House Price

Year ending June 2022: \$714,500

Comparable Properties



24/116 Drummond Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car

Price: \$686,000

Method: Auction Sale

Date: 09/07/2022

Property Type: Unit

Agent Comments: Superior location, similar layout & condition



8/195 Brunswick Road, Brunswick 3056 (VG)

2 Bed 1 Bath 1 Car

Price: \$660,00

Method: Sale

Date: 05/03/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Agent Comments: Superior location, similar layout & condition



6/22 Grattan Street, Carlton 3053 (VG)

3 Bed 1 Bath 1 Car

Price: \$650,000

Method: Sale

Date: 31/03/2022

Property Type: Townhouse (Conjoined)

Agent Comments: Superior complex, inferior floorplan, similar condition

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

38/700 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$714,500

Unit

x

Suburb

Carlton North

Period - From

01/07/2021

to

30/06/2022

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
24/116 Drummond Street, CARLTON 3053	\$686,000	09/07/2022
8/195 Brunswick Road, BRUNSWICK 3056	\$660,000	05/03/2022
6/22 Grattan Street, CARLTON 3053	\$650,000	31/03/2022

This Statement of Information was prepared on:

09/08/2022 10:13