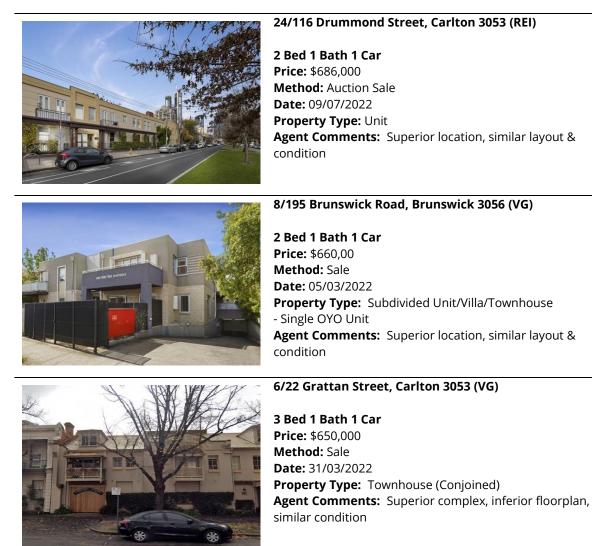
woodards

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



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 locality and postcode

Including suburb or 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	Carlto	n North	
Period - From	01/07/2021	to	30/06/2	022	S	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



This guide must not be taken as legal advice.