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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

505 Lygon Street Princes Hill VIC 3054

 3  1  1

Indicative Selling Price

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

Range between \$1,200,000 & \$1,300,000

Median Sale Price

\$1,690,000 Houses in Princes hill between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



10 Alfred Street Fitzroy North VIC 3068

 2  1  -

Sold Price **\$1,225,000**

Sold Date **07-Oct-18**

Distance **0.84km**



49 Rae Street Fitzroy North VIC 3068

 3  1  -

Sold Price **\$1,300,000**

Sold Date **09-Jun-18**

Distance **1.14km**



56 Kerr Street Fitzroy VIC 3065

 3  2  -

Sold Price **\$1,252,500**

Sold Date **01-Sep-18**

Distance **1.56km**

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