

## 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

1904/570 Lygon Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$237,000

#### Median sale price

Median price

\$490,000

House

Unit

X

Suburb

Carlton

Period - From

01/07/2018

to

30/06/2019

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	5715/570 Lygon St CARLTON 3053	\$235,000	18/03/2019
2	1908/570 Lygon St CARLTON 3053	\$220,000	17/04/2019
3	6004/570-574 Lygon St CARLTON 3053	\$220,000	14/05/2019

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.

1904/570 Lygon Street, Carlton Vic 3053



 1  1  0

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$237,000

**Median Unit Price**  
Year ending June 2019: \$490,000

## Comparable Properties



**5715/570 Lygon St CARLTON 3053 (REI/VG)**

**Agent Comments**

 1  1  -

**Price:** \$235,000  
**Method:** Private Sale  
**Date:** 18/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**1908/570 Lygon St CARLTON 3053 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$220,000  
**Method:** Sale  
**Date:** 17/04/2019  
**Rooms:** -  
**Property Type:** Serviced Apartment  
**Land Size:** 11351 sqm approx

**6004/570-574 Lygon St CARLTON 3053 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$220,000  
**Method:** Sale  
**Date:** 14/05/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)