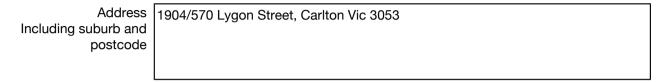
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Single price \$237,000

Median sale price

Median price	\$490,000	Hou	Ise	Unit	х	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.

Add	dress 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.





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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)

☎ -

Price: \$235.000 Method: Private Sale Date: 18/03/2019

Rooms: -

Property Type: Apartment

Agent Comments



1908/570 Lygon St CARLTON 3053 (VG)

Price: \$220,000 Method: Sale Date: 17/04/2019

Rooms: -

Property Type: Serviced Apartment Land Size: 11351 sqm approx

Agent Comments

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

└─ 1

Price: \$220,000 Method: Sale Date: 14/05/2019 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962





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