

## 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

1706/570 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$220,000

&

\$240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

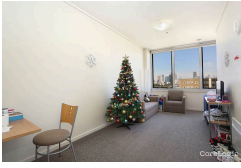
Date of sale

1913/570 LYGON STREET CARLTON VIC 3053	\$270,000	21-Mar-24
6001/570 LYGON STREET CARLTON VIC 3053	\$237,500	29-Jun-23
6320/570 LYGON STREET CARLTON VIC 3053	\$225,000	26-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 12 April 2024



**1913/570 LYGON STREET  
CARLTON VIC 3053**

 1  1  1

Sold Price

<sup>RS</sup>

**\$270,000**

Sold Date

**21-Mar-24**

Distance

**0km**



**6001/570 LYGON STREET  
CARLTON VIC 3053**

 1  1  1

Sold Price

**\$237,500**

Sold Date

**29-Jun-23**

Distance

**0.06km**



**6320/570 LYGON STREET  
CARLTON VIC 3053**

 1  1  1

Sold Price

**\$225,000**

Sold Date

**26-Apr-23**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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