

## 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

2107/570 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

\$165,000

&

\$180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2023

to

31 Aug 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

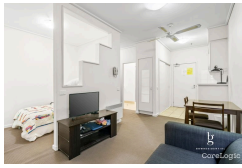
Date of sale

2706/570 LYGON STREET CARLTON VIC 3053	\$188,000	21-May-24
6021/570 LYGON STREET CARLTON VIC 3053	\$165,000	12-Dec-23
6303/570 LYGON STREET CARLTON VIC 3053	\$175,000	13-Dec-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: 24 September 2024



**2706/570 LYGON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

**\$188,000**

Sold Date **21-May-24**

Distance

**0km**



**6021/570 LYGON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

**\$165,000**

Sold Date **12-Dec-23**

Distance

**0.05km**



**6303/570 LYGON STREET  
CARLTON VIC 3053**

1 1 1

Sold Price

**\$175,000**

Sold Date **13-Dec-23**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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