

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

31/109 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$160,000

&

\$175,000

Median sale price

Median price \$480,000

Property Type Unit

Suburb Carlton

Period - From 03/03/2021

to

02/03/2022

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	4007/550 Lygon St CARLTON 3053	\$180,000	28/01/2022
2	34/109 Lygon St CARLTON 3053	\$155,000	12/11/2021
3	506/24 Barkly PI CARLTON 3053	\$141,000	10/02/2022

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.~~

This Statement of Information was prepared on:

03/03/2022 11:16



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$160,000 - \$175,000

Median Unit Price

03/03/2021 - 02/03/2022: \$480,000

Comparable Properties



4007/550 Lygon St CARLTON 3053 (REI)

Agent Comments



Price: \$180,000

Method: Sold Before Auction

Date: 28/01/2022

Property Type: Apartment

34/109 Lygon St CARLTON 3053 (VG)

Agent Comments



Price: \$155,000

Method: Sale

Date: 12/11/2021

Property Type: Flat/Unit/Apartment (Res)



506/24 Barkly PI CARLTON 3053 (VG)

Agent Comments



Price: \$141,000

Method: Sale

Date: 10/02/2022

Property Type: Strata Unit/Flat