

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

1912/570 LYGON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$342,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2023

to

30 Sep 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

1311/570 LYGON STREET CARLTON VIC 3053	\$190,000	28-May-24
4306/550 LYGON STREET CARLTON VIC 3053	\$188,000	21-May-24
6317/570 LYGON STREET CARLTON VIC 3053	\$185,000	24-Jun-24

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: 16 October 2024



1311/570 LYGON STREET CARLTON VIC 3053 Sold Price

\$190,000 Sold Date **28-May-24**

1 1 -

Distance **0km**



4306/550 LYGON STREET CARLTON VIC 3053 Sold Price

^{RS} **\$188,000** Sold Date **21-May-24**

1 1 -

Distance **0.05km**



6317/570 LYGON STREET CARLTON VIC 3053 Sold Price

\$185,000 Sold Date **24-Jun-24**

1 1 -

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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