

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

5205/570 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2023

to

30 Jun 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

5504/570 LYGON STREET CARLTON VIC 3053	\$210,000	24-Jan-24
5710/570 LYGON STREET CARLTON VIC 3053	\$215,000	29-May-24
5712/570 LYGON STREET CARLTON VIC 3053	\$220,000	07-May-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: 15 July 2024



**5504/570 LYGON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$210,000** Sold Date **24-Jan-24**

Distance **0km**

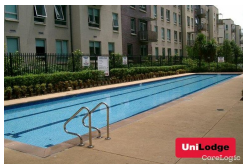


**5710/570 LYGON STREET
CARLTON VIC 3053**

1 1 -

Sold Price ^{RS} **\$215,000** Sold Date **29-May-24**

Distance **0km**



**5712/570 LYGON STREET
CARLTON VIC 3053**

1 1 -

Sold Price ^{RS} **\$220,000** ^{UN} Sold Date **07-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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