

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 32/109 Lygon Street, Carlton, VIC 3053

Indicative selling price

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

Price Range

\$155,000

&

\$165,000

Median sale price

Median price

\$399,000

Property Type

Apartment

Suburb

Carlton (3053)

Period - From

01/02/2025

to

31/01/2025

Source

Corelogic

Comparable property sales

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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
915/488 SWANSTON STREET, CARLTON VIC 3053	\$170,000	16/11/2024
1/109 LYGON STREET, CARLTON VIC 3053	\$160,000	14/08/2024
816/131 Pelham Street, Carlton, Vic 3053	\$160,000	25/12/2024

This Statement of Information was prepared on: 13/02/2025