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

9/3 Lytton Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$580,000	&	\$620,000				
Median sale price							
Median price	\$495,000 H	ouse Un	it X	Suburb Carlton			
Period - From	01/07/2017 to	30/06/2018	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.

Add	dress of comparable property	Price	Date of sale
1	4/690 Lygon St CARLTON NORTH 3054	\$615,000	19/07/2018
2	203/94 Canning St CARLTON 3053	\$600,000	30/08/2018
3	102/69 Victoria St FITZROY 3065	\$600,000	13/07/2018

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.

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

propertydata

Generated: 07/09/2018 16:50

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$580,000 - \$620,000 Median Unit Price Year ending June 2018: \$495,000

Comparable Properties



4/690 Lygon St CARLTON NORTH 3054 (REI) Agent Comments



Price: \$615,000 Method: Private Sale Date: 19/07/2018 Rooms: 3 Property Type: Apartment



203/94 Canning St CARLTON 3053 (REI)

61

Agent Comments

Price: \$600,000 Method: Private Sale Date: 30/08/2018 Rooms: -Property Type: Apartment

2



102/69 Victoria St FITZROY 3065 (REI)



Price: \$600,000

Method: Private Sale Date: 13/07/2018 Rooms: -Property Type: Apartment Agent Comments

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

