

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

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

House

Unit

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.

	Address 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.

9/3 Lytton Street, Carlton Vic 3053



 2  1  2

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

 2  1  1

Price: \$615,000

Method: Private Sale

Date: 19/07/2018

Rooms: 3

Property Type: Apartment



203/94 Canning St CARLTON 3053 (REI)

Agent Comments

 2  2  1

Price: \$600,000

Method: Private Sale

Date: 30/08/2018

Rooms: -

Property Type: Apartment



102/69 Victoria St FITZROY 3065 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 13/07/2018

Rooms: -

Property Type: Apartment