

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

5301/570 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

\$353,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 103/570 LYGON STREET CARLTON VIC 3053 | \$190,000 | 22-Nov-23 |
| 6213/570 LYGON STREET CARLTON VIC 3053 | \$182,000 | 06-Jan-24 |
| 6303/570 LYGON STREET CARLTON VIC 3053 | \$175,000 | 13-Dec-23 |

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: 22 August 2024



103/570 LYGON STREET CARLTON VIC 3053

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Sold Price **\$190,000** Sold Date **22-Nov-23**

Distance **0km**



6213/570 LYGON STREET CARLTON VIC 3053

1 1 -

Sold Price

\$182,000 Sold Date **06-Jan-24**

Distance **0.04km**



6303/570 LYGON STREET CARLTON VIC 3053

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Sold Price

\$175,000 Sold Date **13-Dec-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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