

## 2/844 Lygon Street, Carlton North Vic 3054



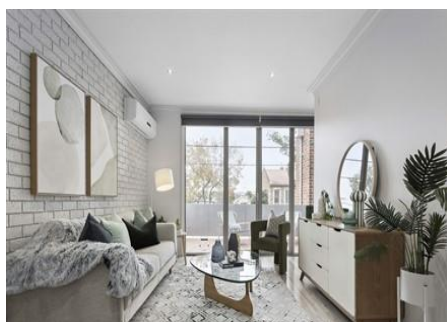
**1 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$515,000  
**Median House Price**  
 03/10/2023 - 02/10/2024: \$693,000

## Comparable Properties



### 110A/640 Swanston Street, Carlton 3053 (VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$530,000  
**Method:** Sale  
**Date:** 05/07/2024  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Newer style apartment Small courtyard  
 Comparable property



### 2/576 Nicholson Street, Fitzroy North 3068 (REI)

**1 Bed 1 Bath 1 Car**  
**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 01/07/2024  
**Property Type:** Unit  
**Agent Comments:** Similar style/age property Not  
 renovated No courtyard Comparable property



### 3/47 Barkly Street, Carlton 3053 (REI/VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$500,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** Unit  
**Agent Comments:** Similar property No courtyard Inferior  
 property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

2/844 Lygon Street, Carlton North Vic 3054

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$515,000

#### Median sale price

Median price

\$693,000

Unit

x

Suburb

Carlton North

Period - From

03/10/2023

to

02/10/2023

Source

REIV

#### Comparable property sales

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
110A/640 Swanston Street, CARLTON 3053	\$530,000	05/07/2024
2/576 Nicholson Street, FITZROY NORTH 3068	\$525,000	01/07/2024
3/47 Barkly Street, CARLTON 3053	\$500,000	22/06/2024

This Statement of Information was prepared on:

22/10/2024