

## 23/109 Lygon Street, Carlton Vic 3053



**1 Bed 1 Bath - Car**

**Rooms:** 1

**Property Type:** Apartment

**Indicative Selling Price**

\$162,500

**Median House Price**

Year ending September 2023:

\$441,000

## Comparable Properties



**37/117-121 Bouverie Street, Carlton 3053 (REI)**

**1 Bed 1 Bath - Car**

**Price:** \$174,000

**Method:** Private Sale

**Date:** 07/11/2023

**Property Type:** Apartment

**Agent Comments:** This property has the following in comparison: Similar location, Superior condition & Superior size



**303A/188 Peel Street, North Melbourne 3051 (VG)**

**1 Bed 1 Bath - Car**

**Price:** \$167,000

**Method:** Sale

**Date:** 28/07/2023

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** This property has the following in comparison: Superior location, Similar condition & Similar accommodation



**95/546 Flinders Street, Melbourne 3000 (VG)**

**1 Bed 1 Bath - Car**

**Price:** \$ 161,000

**Method:** Sale

**Date:** 01/10/2023

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** This property has the following in comparison: Similar location, Similar condition & Inferior accommodation

## 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

23/109 Lygon Street, Carlton Vic 3053

#### Indicative selling price

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

Single price

\$162,500

#### Median sale price

Median price

\$441,000

Unit

x

Suburb

Carlton

Period - From

01/10/2022

to

30/09/2023

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
37/117-121 Bouverie Street, CARLTON 3053	\$174,000	07/11/2023
303A/188 Peel Street, NORTH MELBOURNE 3051	\$167,000	28/07/2023
95/546 Flinders Street, MELBOURNE 3000	\$161,000	01/10/2023

This Statement of Information was prepared on:

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