

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

27/700 Lygon Street, Carlton North Vic 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$650,000

Median sale price

Median price \$703,500

Property Type Unit

Suburb Carlton North

Period - From 01/01/2020

to 31/12/2020

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	6/427 Nicholson St CARLTON NORTH 3054	\$672,000	22/10/2020
2	20/92 The Avenue PARKVILLE 3052	\$665,000	19/01/2021
3	13/611 Drummond St CARLTON NORTH 3054	\$620,000	17/12/2020

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.~~

This Statement of Information was prepared on:

03/02/2021 16:31



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending December 2020: \$703,500

Comparable Properties



6/427 Nicholson St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$672,000
Method: Sold Before Auction
Date: 22/10/2020
Property Type: Apartment



20/92 The Avenue PARKVILLE 3052 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 19/01/2021
Property Type: Townhouse (Single)



13/611 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 17/12/2020
Property Type: Apartment