Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27/700 Lygon Street, Carlton North Vic 3054

Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | ov.au/ | underquot | ting | | |
|-----------------|-------------------|-----|--------------|--------|-----------|------|--------|---------------|
| Range betweer | \$600,000 | | & | | \$650,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$703,500 | Pro | operty Type | Unit | | | Suburb | Carlton North |
| Period - From | 01/01/2020 | to | 31/12/2020 |) | So | urce | 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.

| Ade | dress 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



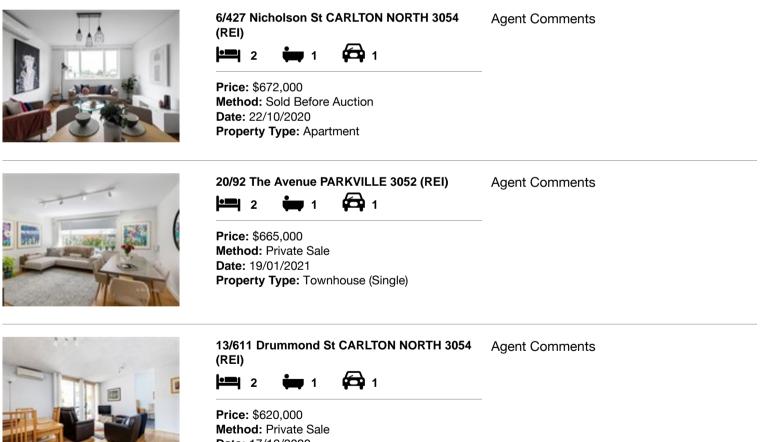




Property Type: Strata Unit/Flat Agent Comments

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

Comparable Properties



Date: 17/12/2020 Property Type: Apartment

Account - The Agency Hawthorn | P: 03 8578 0399



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.