

854 Lygon Street, Carlton North Vic 3054



2 Bed 1 Bath - Car
Rooms: 4
Property Type: House
Land Size: 143 sqm approx
Indicative Selling Price
 \$1,195,000
Median House Price
 September quarter 2024:
 \$1,647,500

Comparable Properties



355 Rae Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,200,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 186 sqm approx
Agent Comments: Single fronted terrace of similar size in need of updating



15 Davis Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,180,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 108 sqm approx
Agent Comments: Compact terrace with unusual floor plan



364 Station Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,180,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Agent Comments: Compact, refurbished terrace on smaller land of 113m2

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

854 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,617,500

House

x

Suburb

Carlton North

Period - From

01/07/2024

to

30/09/2024

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
355 Rae Street, FITZROY NORTH 3068	\$1,200,000	02/07/2024
15 Davis Street, CARLTON NORTH 3054	\$1,150,000	18/05/2024
364 Station Street, CARLTON NORTH 3054	\$1,180,000	11/05/2024

This Statement of Information was prepared on:

21/10/2024 11:57