## 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 Sise: 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

	Prope	ertv	offered	for sa	le
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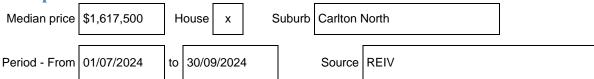
Address	
Including suburb or	854 Lygon Street, Carlton North Vic 3054
locality and postcode	

## **Indicative selling price**

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

Single price \$1,195,000

#### Median sale price



### **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

