14/1102 Lygon Street, Carlton North Vic 3054

1 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
$500,000 - $520,000
Median House Price
Year ending March 2023: $690,000

Comparable Properties

51/422 Cardigan Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: $505,712
Method: Sold Before Auction
Date: 16/06/2023
Property Type: Apartment
Agent Comments: Similar era apartment in larger complex

4/149-151 Glenlyon Road, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car
Price: $484,000
Method: Private Sale
Date: 04/02/2023
Property Type: Apartment
Agent Comments: Contemporary apartment of similar internal size

7/475 Cardigan Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: $471,000
Method: Private Sale
Date: 13/03/2023
Property Type: Apartment
Agent Comments: Somewhat smaller contemporary apartment in large complex

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	14/1102 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Range between $500,000 & $520,000

Median sale price

Median price $690,000   Unit x   Suburb Carlton North

Period - From 01/04/2022 to 31/03/2023   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
51/422 Cardigan Street, CARLTON 3053	$505,712	16/06/2023
4/149-151 Glenlyon Road, BRUNSWICK 3056	$484,000	04/02/2023
7/475 Cardigan Street, CARLTON 3053	$471,000	13/03/2023

This Statement of Information was prepared on: 26/06/2023 09:06