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	2910/570 Lygon Street, Carlton Vic 3053					
Including suburb and	, , , , , , , , , , , , , , , , , , , ,					

Including suburb and postcode	

Indicative selling price

Property offered for cale

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

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Range between	\$191,000	&	\$210,000	

Median sale price

Median price	\$505,000	Pro	perty Type U	Jnit	Suburb	Carlton
Period - From	01/01/2022	to	31/03/2022	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.

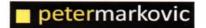
Ad	dress of comparable property	Price	Date of sale	
1	1617/570 Lygon St CARLTON 3053	\$220,000	06/08/2021	
2	3108/590 Lygon St CARLTON 3053	\$200,000	01/11/2021	
3	6011/570 Lygon St CARLTON 3053	\$184,000	21/06/2021	

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:	11/05/2022 11:00









Property Type: Agent Comments Indicative Selling Price \$191,000 - \$210,000 Median Unit Price March quarter 2022: \$505,000

Comparable Properties



1617/570 Lygon St CARLTON 3053 (REI)

=| 1

- 1

Agent Comments

Price: \$220,000 Method: Private Sale Date: 06/08/2021

Property Type: Apartment



3108/590 Lygon St CARLTON 3053 (REI)

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Date: 01/11/2021





Price: \$200,000 Method: Private Sale

Property Type: Apartment

Agent Comments



6011/570 Lygon St CARLTON 3053 (REI)

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Agent Comments

Price: \$184,000 Method: Private Sale Date: 21/06/2021

Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



