

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
Including suburb and
postcode

2910/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$191,000

&

\$210,000

Median sale price

Median price \$505,000

Property Type Unit

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.

	Address 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)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 06/08/2021

Property Type: Apartment



3108/590 Lygon St CARLTON 3053 (REI)

Agent Comments



Price: \$200,000

Method: Private Sale

Date: 01/11/2021

Property Type: Apartment



6011/570 Lygon St CARLTON 3053 (REI)

Agent Comments



Price: \$184,000

Method: Private Sale

Date: 21/06/2021

Property Type: Apartment

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