

Carl Carrubba (03) 9419 5555 0403213336 carl@petermarkovic.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5306/570 Lygon Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$350,000	&	\$385,000
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Median sale price

Median price	\$495,000	Hou	se	Unit	Х	Suburb	Carlton
Period - From	01/04/2018	to	31/03/2019		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	2507/8 Franklin St MELBOURNE 3000	\$432,000	15/01/2019
2	810/25 Therry St MELBOURNE 3000	\$410,000	31/05/2019
3	2604/31 Abeckett St MELBOURNE 3000	\$366,222	05/02/2019

OR

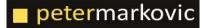
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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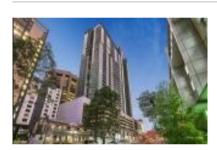
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Indicative Selling Price \$350,000 - \$385,000 Median Unit Price Year ending March 2019: \$495,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



2507/8 Franklin St MELBOURNE 3000 (REI)

- 1 **E**

Price: \$432,000 **Method:** Private Sale **Date:** 15/01/2019

Rooms: 3

Property Type: Apartment

Agent Comments



810/25 Therry St MELBOURNE 3000 (REI)

4 2





Price: \$410,000 Method: Private Sale Date: 31/05/2019

Rooms: 3

Property Type: Apartment

Agent Comments



2604/31 Abeckett St MELBOURNE 3000 (REI)

- 4 👄

Price: \$366,222 Method: Private Sale

Date: 05/02/2019 **Rooms:** -

Property Type: Apartment

Agent Comments

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