

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

5306/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$495,000

House

Unit

X

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.

	Address 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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



2507/8 Franklin St MELBOURNE 3000 (REI)

Agent Comments



Price: \$432,000

Method: Private Sale

Date: 15/01/2019

Rooms: 3

Property Type: Apartment



810/25 Therry St MELBOURNE 3000 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 31/05/2019

Rooms: 3

Property Type: Apartment



2604/31 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$366,222

Method: Private Sale

Date: 05/02/2019

Rooms: -

Property Type: Apartment