

# 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

6/940 Lygon Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$860,000

### Median sale price

Median price \$572,500

Property Type Unit

Suburb Carlton

Period - From 01/01/2021

to 31/12/2021

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	3/5 Spring St FITZROY 3065	\$847,500	11/12/2021
2	4/872 Drummond St CARLTON NORTH 3054	\$842,000	16/12/2021
3	2/51 Brunswick Rd BRUNSWICK EAST 3057	\$840,000	15/02/2022

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:

15/03/2022 11:03



Property Type:

Agent Comments

Indicative Selling Price

\$800,000 - \$860,000

Median Unit Price

Year ending December 2021: \$572,500

## Comparable Properties



3/5 Spring St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$847,500

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit



4/872 Drummond St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$842,000

Method: Private Sale

Date: 16/12/2021

Property Type: Townhouse (Single)



2/51 Brunswick Rd BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$840,000

Method: Sold Before Auction

Date: 15/02/2022

Property Type: Unit

Account - Biggin &amp; Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788