# 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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$800,000		&		\$860,000			
Median sale p	rice							
Median price	\$572,500	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Add	dress 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

Agent Comments





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



Price: \$847,500



Method: Auction Sale Date: 11/12/2021 Property Type: Unit

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



Price: \$842,000 Method: Private Sale Date: 16/12/2021 Property Type: Townhouse (Single)



2/51 Brunswick Rd BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$840,000 Method: Sold Before Auction Date: 15/02/2022 Property Type: Unit

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



propertydata

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