

## 5713/570 Lygon Street, Carlton Vic 3053



**1 Bed 1 Bath - Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$180,000  
**Median House Price**  
 Year ending December 2023:  
 \$414,000

### Comparable Properties



#### 6315/570 Lygon Street, Carlton 3053 (VG)

**1 Bed 1 Bath - Car**  
**Price:** \$190,000  
**Method:** Sale  
**Date:** 22/11/2023  
**Property Type:** Strata Unit/Flat  
**Agent Comments:** This property has the following in comparison: Same location, Similar size & Superior condition



#### 1411/570 Lygon Street, Carlton 3053 (VG)

**1 Bed 1 Bath - Car**  
**Price:** \$185,000  
**Method:** Sale  
**Date:** 15/12/2023  
**Property Type:** Strata Unit/Flat  
**Agent Comments:** This property has the following in comparison: Same location, Similar size & Superior condition



#### 6213/570 Lygon Street, Carlton 3053 (REI/VG)

**1 Bed 1 Bath - Car**  
**Price:** \$182,000  
**Method:** Private Sale  
**Date:** 06/01/2024  
**Property Type:** Unit  
**Agent Comments:** This property has the following in comparison: Same location, Similar size & Similar condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

5713/570 Lygon Street, Carlton Vic 3053
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#### Indicative selling price

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

Single price

\$180,000

#### Median sale price

Median price

\$414,000

Unit

x

Suburb

Carlton

Period - From

01/01/2023

to

31/12/2023

Source

REIV

#### Comparable property sales

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
6315/570 Lygon Street, CARLTON 3053	\$190,000	22/11/2023
1411/570 Lygon Street, CARLTON 3053	\$185,000	15/12/2023
6213/570 Lygon Street, CARLTON 3053	\$182,000	06/01/2024

This Statement of Information was prepared on:

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