

828 Lygon Street, Carlton North Vic 3054



2 Bed 1 Bath 1 Car

Property Type: House (Previously Occupied – Detached)

Land Size: 255 sqm approx

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2023: \$1,630,000

Comparable Properties



672 Station Street, Carlton North 3054 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,655,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: House (Res)

Land Size: 203 sqm approx

Agent Comments: Edwardian terrace on smaller (203m2) land; fair condition



155 Arnold Street, Princes Hill 3054 (REI)

3 Bed 1 Bath - Car

Price: \$1,585,000

Method: Private Sale

Date: 15/05/2023

Property Type: House

Land Size: 243 sqm approx

Agent Comments: Neat and tidy period residence on 243m2 block; in need of updating.



85 Best Street, Fitzroy North 3068(REI/VG)

3 Bed 1 Bath - Car

Price: \$1,550,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 224 sqm approx

Agent Comments: Comfortable terrace on 224m2 block; in need of longer term updating.

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

828 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,630,000 House x Suburb Carlton North

Period - From 01/07/2022 to 30/06/2023 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
672 Station Street, CARLTON NORTH 3054	\$1,655,000	26/05/2023
155 Arnold Street, PRINCES HILL 3054	\$1,585,000	15/05/2023
85 Best Street, FITZROY NORTH 3068	\$1,550,000	17/06/2023

This Statement of Information was prepared on:

31/08/2023