

5514/570 Lygon Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/ Flat

Indicative Selling Price

\$340,000 - \$374,000

Median House Price

Year ending March 2023: \$470,000

Comparable Properties



5206/570 Lygon Street, Carlton 3053

2 Bed 1 Bath 1 Car

Price: \$357,000

Method:

Date: 06/04/2023

Property Type: Apartment

Agent Comments: Same location, similar size and similar condition



402/81 Cemetery Road East, Carlton 3053

2 Bed 1 Bath 1 Car

Price: \$370,000

Method:

Date: 16/12/2022

Property Type: Apartment

Agent Comments: inferior location, superior size and superior 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

5514/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$340,000 & \$374,000

Median sale price

Median price \$470,000 Unit x Suburb Carlton

Period - From 01/04/2022 to 31/03/2023 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 |
|---|-----------|--------------|
| 5206/570 Lygon Street, CARLTON 3053 | \$357,000 | 06/04/2023 |
| 402/81 Cemetery Road East, CARLTON 3053 | \$370,000 | 16/12/2022 |
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This Statement of Information was prepared on:

15/05/2023 18:07