

## 5710/570 Lygon Street, Carlton Vic 3053



**1 Bed 1 Bath - Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$215,000 - \$220,000  
**Median House Price**  
 March quarter 2024: \$392,250

## Comparable Properties



### 1417/570 Lygon Street, Carlton 3053 (REI/VG)

**1 Bed 1 Bath - Car**  
**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 22/02/2024  
**Property Type:** Apartment  
**Agent Comments:** This property has the following in comparison: Inferior size, Similar location & Similar condition



### 813/528 Swanston Street, Carlton 3053 (REI/VG)

**1 Bed 1 Bath - Car**  
**Price:** \$215,000  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** Apartment  
**Agent Comments:** This property has the following in comparison: Inferior size, Superior location & Similar condition



### 5504/570 Lygon Street, Carlton 3053 (VG)

**1 Bed 1 Bath - Car**  
**Price:** \$210,000  
**Method:** Sale  
**Date:** 24/01/2024  
**Property Type:** Strata Unit/Flat  
**Agent Comments:** This property has the following in comparison: Inferior size, Similar location & Inferior 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

5710/570 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 \$215,000 & \$220,000

#### Median sale price

Median price \$392,250 Unit x Suburb Carlton

Period - From 01/01/2024 to 31/03/2024 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
1417/570 Lygon Street, CARLTON 3053	\$220,000	22/02/2024
813/528 Swanston Street, CARLTON 3053	\$215,000	21/02/2024
5504/570 Lygon Street, CARLTON 3053	\$210,000	24/01/2024

This Statement of Information was prepared on:

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