

## 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

3/1070 LYGON STREET CARLTON NORTH VIC 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$689,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Carlton North

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

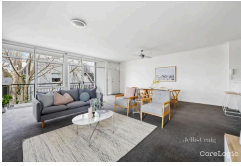
Date of sale

Address of comparable property	Price	Date of sale
13/1066 LYGON STREET CARLTON NORTH VIC 3054	\$662,000	24-Oct-23

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 6 months.

This Statement of Information was prepared on: 19 February 2024



**13/1066 LYGON STREET CARLTON**  
**NORTH VIC 3054**

Sold Price

**\$662,000**

Sold Date

**24-Oct-23**

 2  1  1

Distance

**0.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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