

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

2508/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$340,000

&

\$360,000

Median sale price

Median price

\$450,000

House

Unit

X

Suburb

Carlton

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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 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
1	1203/570 Lygon St CARLTON 3053	\$369,000	03/04/2017
2	415/1 Bouverie St CARLTON 3053	\$355,000	20/04/2017
3	1110A/8 Franklin St MELBOURNE 3000	\$340,000	08/06/2017

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 six months.~~

2508/570 Lygon Street, Carlton Vic 3053



 2  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

Year ending June 2017: \$450,000

Comparable Properties



1203/570 Lygon St CARLTON 3053 (REI/VG)

Agent Comments

 2  1  1

Price: \$369,000

Method: Private Sale

Date: 03/04/2017

Rooms: 3

Property Type: Apartment

Land Size: 11351 sqm approx



415/1 Bouverie St CARLTON 3053 (VG)

Agent Comments

 1  -  -

Price: \$355,000

Method: Sale

Date: 20/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

1110A/8 Franklin St MELBOURNE 3000 (VG)

Agent Comments

 2  -  -

Price: \$340,000

Method: Sale

Date: 08/06/2017

Rooms: -

Property Type: Strata Unit/Flat