

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

10/1086 Lygon Street, Carlton North Vic 3054
--

Indicative selling price

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

Range between

\$695,000

 &

\$764,500

Median sale price

Median price

\$680,000

 Property Type

Unit

 Suburb

Carlton North

Period - From

01/01/2023

 to

31/12/2023

 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	7/815 Park St BRUNSWICK 3056	\$790,000	02/12/2023
2	18/635 Drummond St CARLTON NORTH 3054	\$769,000	23/09/2023
3	23/700 Lygon St CARLTON NORTH 3054	\$731,500	13/11/2023

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.~~

This Statement of Information was prepared on:

18/01/2024 14:04

10/1086 Lygon Street, Carlton North Vic 3054

Lisa Roberts

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Indicative Selling Price

\$695,000 - \$764,500

Median Unit Price

Year ending December 2023: \$680,000



2 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



7/815 Park St BRUNSWICK 3056 (REI)

Agent Comments

2 1 2

Price: \$790,000

Method: Private Sale

Date: 02/12/2023

Property Type: Apartment

18/635 Drummond St CARLTON NORTH 3054 (REI/VG)

Agent Comments

2 1 1

Price: \$769,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Apartment

23/700 Lygon St CARLTON NORTH 3054 (VG)

Agent Comments

2 - -

Price: \$731,500

Method: Sale

Date: 13/11/2023

Property Type: Strata Unit/Flat

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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