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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$695,000		&		\$764,500			
Median sale pr	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Carlton North
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress 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

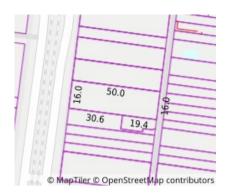
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/01/2024 14:04



10/1086 Lygon Street, Carlton North Vic 3054





Property Type: Flat/Unit/Apartment (Res) Agent Comments Lisa Roberts 03 9347 1170 0413 265 362 lisa.roberts@belleproperty.com

Indicative Selling Price \$695,000 - \$764,500 Median Unit Price Year ending December 2023: \$680,000

Comparable Properties



7/815 Park St BRUNSWICK 3056 (REI)



Price: \$790,000 Method: Private Sale Date: 02/12/2023 Property Type: Apartment Agent Comments

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



Price: \$769,000 Method: Auction Sale Date: 23/09/2023 Property Type: Apartment

23/700 Lygon St CARLTON NORTH 3054 (VG) Agent Comments



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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