

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

1311/570 LYGON STREET CARLTON VIC 3053

Indicative selling price

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

Single Price

or range
between

\$185,000

&

\$203,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Carlton

Period-from

01 May 2023

to

30 Apr 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

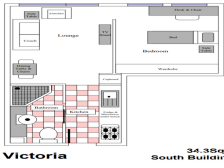
Date of sale

1411/570 LYGON STREET CARLTON VIC 3053	\$185,000	01-Jan-24
1811/570 LYGON STREET CARLTON VIC 3053	\$175,000	22-Apr-24
102/570 LYGON STREET CARLTON VIC 3053	\$190,000	22-Nov-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: 14 May 2024



1411/570 LYGON STREET CARLTON Sold Price ^{RS} **\$185,000** ^{UN} Sold Date **01-Jan-24**
VIC 3053

1 1 -

Distance **0km**



1811/570 LYGON STREET CARLTON Sold Price ^{RS} **\$175,000** ^{UN} Sold Date **22-Apr-24**
VIC 3053

1 1 -

Distance **0km**



102/570 LYGON STREET CARLTON Sold Price **\$190,000** Sold Date **22-Nov-23**
VIC 3053

1 1 1

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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