

1613/570 Lygon Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$350,000 - \$374,000
Median House Price
 June quarter 2023: \$471,500

Comparable Properties



5514/570 Lygon Street, Carlton 3053(REI)

2 Bed 1 Bath 1 Car
Price: \$360,000
Method: Sale
Date: 06/04/2023
Property Type: Apartment
Agent Comments: Same building, Inferior condition & Similar accommodation



5206/570 Lygon Street, Carlton 3053 (VG)

2 Bed 1 Bath 1 Car
Price: \$357,000
Method: Sale
Date: 06/04/2023
Property Type: Strata Unit/Flat
Agent Comments: Same building, superior accommodation and superior condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1613/570 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$350,000 & \$374,000

Median sale price

Median price \$412,500 Unit x Suburb Carlton

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
5514/570 Lygon Street, CARLTON 3053	\$360,000	14/06/2023
5206/570 Lygon Street, CARLTON 3053	\$357,000	06/04/2023

This Statement of Information was prepared on:

15/08/2023 12:24