

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

2/461 Lygon Street, Carlton Vic 3053

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$409,000 Property Type Unit Suburb Carlton

Period - From 01/10/2023 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 | 34/700 Lygon St CARLTON NORTH 3054 | \$648,000 | 02/12/2023 |
| 2 | 901/145 Queensberry St CARLTON 3053 | \$629,000 | 06/09/2023 |
| 3 | 36/117-121 Rathdowne St CARLTON 3053 | \$595,000 | 21/12/2023 |

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:

26/02/2024 10:58



Property Type: Apartment

Agent Comments

Comparable Properties



34/700 Lygon St CARLTON NORTH 3054 (REI) Agent Comments



Price: \$648,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Apartment



901/145 Queensberry St CARLTON 3053 (REI/VG) Agent Comments



Price: \$629,000

Method: Private Sale

Date: 06/09/2023

Property Type: Apartment



36/117-121 Rathdowne St CARLTON 3053 (REI) Agent Comments



Price: \$595,000

Method: Private Sale

Date: 21/12/2023

Property Type: Apartment