

## 28/700 Lygon Street, Carlton North Vic 3054



**2 Bed 1 Bath 1 Car**

**Property Type:** Strata Unit/ Flat

**Indicative Selling Price**

\$640,000 - \$690,000

**Median House Price**

September quarter 2023: \$792,500

## Comparable Properties



**306/29 Nicholson Street, Brunswick East 3057 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$680,000

**Method:** Private Sale

**Date:** 14/09/2023

**Property Type:** Apartment

**Agent Comments:** This property has: Inferior location, Similar Condition & Similar accommodation



**11/690 Lygon Street, Carlton North 3054 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$665,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Unit

**Agent Comments:** This property has: Similar location, Inferior Condition & Similar accommodation



**2/92 The Avenue, Parkville 3052 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$655,000

**Method:** Private Sale

**Date:** 05/09/2023

**Property Type:** Apartment

**Agent Comments:** This property has: Similar location, Inferior Condition & Inferior accommodation

## 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

28/700 Lygon Street, Carlton North Vic 3054

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$690,000

#### Median sale price

Median price \$792,500 Unit x Suburb Carlton North

Period - From 01/04/2023 to 30/09/2023 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
306/29 Nicholson Street, BRUNSWICK EAST 3057	\$680,000	14/09/2023
11/690 Lygon Street, CARLTON NORTH 3054	\$665,000	14/10/2023
2/92 The Avenue, PARKVILLE 3052	\$655,000	05/09/2023

This Statement of Information was prepared on:

27/10/2023 11:02