5710/570 Lygon Street, Carlton Vic 3053



1 Bed 1 Bath - Car Property Type: Strata Unit/Flat Indicative Selling Price \$230,000 Median House Price March quarter 2024: \$392,250

Comparable Properties



710/488 Swanston Street, Carlton 3053 (VG)

1 Bed 1 Bath - Car Price: \$235,000 Method: Sale Date: 02/11/2023

Property Type: Strata Unit/Flat

Agent Comments: This property has the following in comparison: Similar size, Similar location & Superior

condition



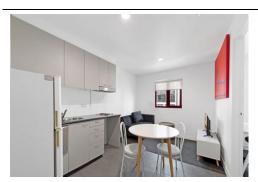
1417/570 Lygon Street, Carlton 3053 (REI)

1 Bed 1 Bath - Car Price: \$220,000 Method: Private Sale Date: 22/02/2024

Property Type: Apartment

Agent Comments: This property has the following in comparison: Inferior size, Similar location & Similar

condition



813/528 Swanston Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath - Car Price: \$215,000 Method: Private Sale Date: 21/02/2024

Property Type: Apartment

Agent Comments: This property has the following in comparison: Inferior size, Similar location & Inferior

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

	Pro	pertv	offered	for	sale
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Address	
Including suburb or	5710/570 Lygon Street, Carlton Vic 3053
locality and postcode	

Indicative selling price

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

Single price \$230,000

Median sale price

Median price	\$392,250		Unit x	Suburb	Carlto	n	
Period - From	01/01/2024	to	31/03/2024	S	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
710/488 Swanston Street, CARLTON 3053	\$235,000	02/11/2023
1417/570 Lygon Street, CARLTON 3053	\$220,000	22/02/2024
813/528 Swanston Street, CARLTON 3053	\$215,000	21/02/2024

This Statement of Information was prepared on: 16/04/2024 10:19

