

## 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*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

5710/570 Lygon Street, Carlton Vic 3053

#### Indicative selling price

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

Single price

\$230,000

#### Median sale price

Median price

\$392,250

Unit

x

Suburb

Carlton

Period - From

01/01/2024

to

31/03/2024

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