

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 6/980 Lygon Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Carlton North

Period - From 01/07/2022 to 30/06/2023 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	1/306 Sydney Rd BRUNSWICK 3056	\$434,000	11/07/2023
2	7/841 Park St BRUNSWICK 3056	\$400,000	28/08/2023
3	237/22 Barkly St BRUNSWICK EAST 3057	\$397,500	27/07/2023

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: 19/09/2023 16:09



Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
Year ending June 2023: \$690,000

Comparable Properties



1/306 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$434,000
Method: Private Sale
Date: 11/07/2023
Property Type: Apartment



7/841 Park St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 28/08/2023
Property Type: Apartment



237/22 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$397,500
Method: Private Sale
Date: 27/07/2023
Property Type: Apartment

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