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

6301/570 Lygon Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$250,000		&		\$275,000			
Median sale p	rice							
Median price	\$411,250	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	218/1 Lygon St BRUNSWICK 3056	\$270,000	30/03/2024
2	1913/570 Lygon St CARLTON 3053	\$270,000	21/03/2024
3	213/70 Nicholson St FITZROY 3065	\$260,000	04/03/2024

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:

22/04/2024 16:05



petermarkovic





Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$250,000 - \$275,000 Median Unit Price Year ending March 2024: \$411,250

Comparable Properties



218/1 Lygon St BRUNSWICK 3056 (REI)



Price: \$270,000 Method: Private Sale Date: 30/03/2024 Property Type: Apartment



1913/570 Lygon St CARLTON 3053 (REI)

REI) Agent Comments

Agent Comments

 Image: 1
 Image: 1

Method: Private Sale Date: 21/03/2024 Property Type: Unit

213/70 Nicholson St FITZROY 3065 (REI)

Agent Comments



Price: \$260,000 Method: Private Sale Date: 04/03/2024 Property Type: Unit

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



propertydata

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