

# 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 S1110/570 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 \$\*239,000.00

or range between \$\*

&

\$

### Median sale price

Median price \$258,000.00

Property type unit

Suburb Carlton

Period - From 2019 Q2

to

2020 Q1

Source REIV

### Comparable property sales

**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
1 806/488 Swanston St, Carlton	\$260,000.00	17/06/2020
2 5109/570 Lygon St, Carlton	\$220,000.00	28/05/2020
3 5708/570 Lygon St, Carlton	\$240,000.00	15/02/2020

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: 25/06/2020