

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

6/1070 Lygon Street Carlton North VIC 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Carlton North

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

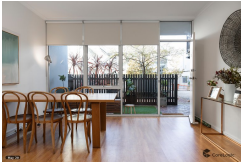
Date of sale

5/1066 Lygon Street Carlton North VIC 3054	\$727,000	29-Jun-20
6/1086 Lygon Street Carlton North VIC 3054	\$726,000	05-Oct-19

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 6 months.

This Statement of Information was prepared on: 28 November 2020



5/1066 Lygon Street Carlton North VIC 3054 Sold Price **\$727,000** Sold Date **29-Jun-20**

 3  1  1

Distance -



6/1086 Lygon Street Carlton North VIC 3054 Sold Price **\$726,000** Sold Date **05-Oct-19**

 3  1  1

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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