

## 1113/570 Lygon Street, Carlton Vic 3053



**2 Bed 1 Bath**

**Property Type:** Strata Unit/ Flat

**Land Size:** 53.7m<sup>2</sup> approx.

**Indicative Selling Price**

\$339,500

**Median Unit Price**

December quarter 2017: \$377,500

**Agent Comments:** 2 Bedroom apartment with large living space, study nook and beautiful aspect looking across basketball court and park land.

### Comparable Properties

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**2508/570 Lygon Street, Carlton 3053 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$354,000

**Method:** Private Sale

**Date:** 06/10/2017

**Property Type:** Apartment

**Agent Comments:** 2 Bedroom apartment plus a study in the same building. Parking space in title. Superior property.

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**2805/570 Lygon Street, Carlton 3053 (REI)**

**2 Bed 1 Bath**

**Price:** \$335,750

**Method:** Private Sale

**Date:** 10/01/2018

**Property Type:** Apartment

**Agent Comments:** Same building with 2 slightly larger bedrooms however smaller living area. Aspect overlooking cemetery. Comparable property.

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**2315/570 Lygon Street, Carlton 3053 (REI)**

**2 Bed 1 Bath**

**Price:** \$330,000

**Method:** Private Sale

**Date:** 15/12/2017

**Property Type:** Apartment

**Agent Comments:** 2 Bedroom apartment in the same building. No car space on title. Smaller living spaces. Comparable property.

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## 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

1113/570 Lygon Street, Carlton Vic 3053
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#### Indicative selling price

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

Single price

\$339,500
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#### Median sale price

Median price

\$377,500
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Unit

X
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Suburb

Carlton
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Period - From

01/10/2017
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to

31/12/2017
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Source

REIV
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#### 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
2508/570 Lygon Street, CARLTON 3053	\$354,000	06/10/2017
2805/570 Lygon Street, CARLTON 3053	\$335,750	10/01/2018
2315/570 Lygon Street, CARLTON 3053	\$330,000	15/12/2017