

## 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

10/1072 LYGON STREET CARLTON NORTH VIC 3054

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,750

Property type

Unit

Suburb

Carlton North

Period-from

01 Apr 2021

to

31 Mar 2022

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

85/682 NICHOLSON STREET FITZROY NORTH VIC 3068	\$785,000	19-Nov-21
4/2-10 EARL STREET CARLTON NORTH VIC 3054	\$767,000	18-Dec-21
2/867 RATHDOWNE STREET CARLTON NORTH VIC 3054	\$720,000	18-Dec-21

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: 07 April 2022

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**85/682 NICHOLSON STREET  
 FITZROY NORTH VIC 3068**

2 1 1

Sold Price **\$785,000** Sold Date **19-Nov-21**

Distance -



**4/2-10 EARL STREET CARLTON  
 NORTH VIC 3054**

2 1 1

Sold Price **\$767,000** Sold Date **18-Dec-21**

Distance -



**2/867 RATHDOWNE STREET  
 CARLTON NORTH VIC 3054**

3 1 1

Sold Price **\$720,000** Sold Date **18-Dec-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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