

740 Lygon Street, Carlton North Vic 3054



2 Bed 1 Bath
Property Type: House (Res)
Land size: 96 sqm approx
Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 Year ending June 2019: \$1,529,250

Comparable Properties



99 Princes Street, Carlton 3053 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$860,000
Method: Sold Before Auction
Date: 13/03/2019
Property Type: House (Res)
Land size: 123 sqm approx
Agent Comments: Similar location and floorplan. Superior renovation.



93 Barkly Street, Brunswick East 3057 (VG)
2 Bed 2 Bath
Price: \$850,000
Method: Sale
Date: 11/04/2019
Property Type: House
Land size: 160 sqm approx
Agent Comments: Similar floorplan and renovation. Inferior location.



20 Jarvie Street, Brunswick East 3057 (VG)
2 Bed 1 Bath
Price: \$800,000
Method: Sale
Date: 2/4/2019
Property Type: House (Res)
Land size: 153 sqm approx
Agent Comments: Similar floorplan and renovation. Inferior location.

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

740 Lygon Street, Carlton North Vic 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,529,250 House Suburb Carlton North

Period - From 1/07/2019 to 30/06/2019 Source REIV

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
99 Princes Street, CARLTON 3053	\$860,000	13/03/2019
93 Barkly Street, BRUNSWICK EAST 3057	\$850,000	11/04/2019
20 Jarvie Street, BRUNSWICK EAST 3057	\$800,000	2/04/2019