

STATEMENT OF INFORMATION

660 LYGON ST, CARLTON NORTH, VIC 3054

PREPARED BY PETER DAVIES , CHILLI REALTY, PHONE: 0402 335 005



CHILLI REALTY

Red Hot Service - Red Hot Results

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

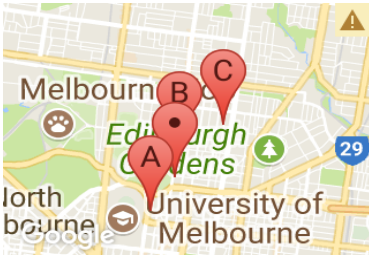
**660 LYGON ST, CARLTON NORTH, VIC**

3 bedrooms 1 bathroom - car

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$1,100,000 to \$1,200,000**

Provided by: Peter Davies , Chilli Realty

MEDIAN SALE PRICE

**CARLTON NORTH, VIC, 3054**

Suburb Median Sale Price (House)

\$1,540,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**900 SWANSTON ST, CARLTON, VIC 3053**

3 bedrooms 1 bathroom 1 car

Sale Price**\$1,184,010**

Sale Date: 21/12/2017

Distance from Property: 572m

**810 LYGON ST, CARLTON NORTH, VIC 3054**

3 bedrooms 2 bathrooms - car

Sale Price**\$1,371,000**

Sale Date: 21/10/2017

Distance from Property: 445m

**517 STATION ST, CARLTON NORTH, VIC 3054**

3 bedrooms 1 bathroom - car

Sale Price**\$1,465,000**

Sale Date: 27/11/2017

Distance from Property: 986m



This report has been compiled on 03/04/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

660 LYGON ST, CARLTON NORTH, VIC 3054

Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000

Median sale price

Median price \$1,540,000

House

Unit

Suburb

CARLTON NORTH

Period 01 April 2017 to 31 March 2018

Source



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
900 SWANSTON ST, CARLTON, VIC 3053	\$1,184,010	21/12/2017
810 LYGON ST, CARLTON NORTH, VIC 3054	\$1,371,000	21/10/2017
517 STATION ST, CARLTON NORTH, VIC 3054	\$1,465,000	27/11/2017