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	10/3 Lytton Street, Carlton Vic 3053

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $568,000 Property Type Unit Suburb Carlton

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 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
1	7/867 Rathdowne St CARLTON NORTH 3054	$750,000	21/09/2024
2	7/75 Drummond St CARLTON 3053	$730,000	10/08/2024
3	1/1086 Lygon St CARLTON NORTH 3054	$750,000	11/07/2024

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 six months.~~

This Statement of Information was prepared on: 01/10/2024 16:52

10/3 Lytton Street, Carlton Vic 3053



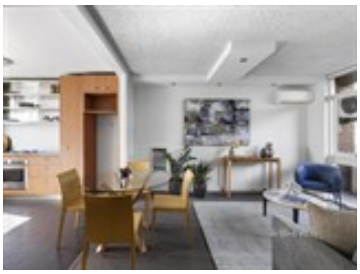
2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
June quarter 2024: $568,000

Comparable Properties



7/867 Rathdowne St CARLTON NORTH 3054 (REI)

2 1 1

Price: $750,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Agent Comments



7/75 Drummond St CARLTON 3053 (REI)

2 1 2

Price: $730,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Apartment

Agent Comments



1/1086 Lygon St CARLTON NORTH 3054 (REI/VG)

2 1 1

Price: $750,000
Method: Sold Before Auction
Date: 11/07/2024
Property Type: Unit

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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