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	695 Lygon Street, Princes Hill Vic 3054

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $2,230,000 Property Type House Suburb Princes Hill

Period - From 26/05/2021 to 25/05/2022 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	634 Rathdowne St CARLTON NORTH 3054	$1,575,000	14/12/2021
2	138 Amess St CARLTON NORTH 3054	$1,460,000	05/03/2022
3	10 Scotchmer St FITZROY NORTH 3068	$1,427,000	30/04/2022

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: 26/05/2022 11:09

695 Lygon Street, Princes Hill Vic 3054

Lisa Roberts
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3 1

Property Type: House
Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
26/05/2021 - 25/05/2022: $2,230,000

Comparable Properties



634 Rathdowne St CARLTON NORTH 3054 (REI/VG)

3 1 -

Price: $1,575,000
Method: Private Sale
Date: 14/12/2021
Property Type: House
Land Size: 187 sqm approx

Agent Comments



138 Amess St CARLTON NORTH 3054 (VG)

3 - -

Price: $1,460,000
Method: Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 149 sqm approx

Agent Comments



10 Scotchmer St FITZROY NORTH 3068 (REI)

3 1 2

Price: $1,427,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)

Agent Comments

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