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Rooms:**Property Type:** Unit**Land Size:**

Agent Comments

A sweet sanctuary of renovated bliss A modern infusion of vintage verve, this beautifully renovated 2 bedroom cream brick villa adds stylish warmth to a Carnegie classic, featuring a delightful living room with leafy aspects & rich polished boards, chic kitchen, 2 spacious bedrooms (BIRs), funky fully tiled bathroom, laundry, north facing alfresco courtyard & auto garage. Stroll to Packer Park, trams & cafes.

Comparable Properties

**6/205 Grange Rd GLEN HUNTLY 3163 (REI)**

Agent Comments

2
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Price: \$640,000**Method:** Private Sale**Date:** 22/04/2017**Rooms:** 3**Property Type:** Unit**Land Size:****3/16 Rigby Av CARNEGIE 3163 (REI)**

Agent Comments

3
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Price: \$640,000**Method:** Auction Sale**Date:** 18/02/2017**Rooms:** 3**Property Type:** Unit**Land Size:****4/62 Moonya Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2
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 1

Price: \$625,000**Method:** Auction Sale**Date:** 05/11/2016**Rooms:** 4**Property Type:** Villa**Land Size:**

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

2/18 Rigby Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$575,000

Unit X

Suburb Carnegie

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
6/205 Grange Rd GLEN HUNTLY 3163	\$640,000	22/04/2017
3/16 Rigby Av CARNEGIE 3163	\$640,000	18/02/2017
4/62 Moonya Rd CARNEGIE 3163	\$625,000	05/11/2016