

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

2/4 Rigby Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Carnegie

Period - From 01/04/2020 to 31/03/2021 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 | 7/12 Sydney St MURRUMBEENA 3163 | \$460,000 | 28/11/2020 |
| 2 | 3/45 Coorigil Rd CARNEGIE 3163 | \$450,000 | 03/03/2021 |
| 3 | 3/6 Rigby Av CARNEGIE 3163 | \$450,000 | 01/12/2020 |

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:

04/05/2021 13:58



 2  1  1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

Year ending March 2021: \$705,000

Comparable Properties



7/12 Sydney St MURRUMBEENA 3163 (REI)

Agent Comments

 2  1  1

Price: \$460,000

Method: Auction Sale

Date: 28/11/2020

Property Type: Apartment



3/45 Coorrigil Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 03/03/2021

Property Type: Unit



3/6 Rigby Av CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 01/12/2020

Rooms: 3

Property Type: Apartment