

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

3/4 Rigby Street, Carrum Vic 3197

Indicative selling price

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

Range between \$795,000

&

\$850,000

Median sale price

Median price \$758,500

Property Type Townhouse

Suburb Carrum

Period - From 31/07/2022

to

30/07/2023

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	5/40 Golden Av BONBEACH 3196	\$845,000	14/05/2023
2	6/1 Canberra St PATTERSON LAKES 3197	\$840,000	25/03/2023
3	2/11 Brixton St BONBEACH 3196	\$820,000	18/03/2023

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:

31/07/2023 10:44

3/4 Rigby Street, Carrum Vic 3197



Katrina O'Brien

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Indicative Selling Price

\$795,000 - \$850,000

Median Townhouse Price

31/07/2022 - 30/07/2023: \$758,500



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



5/40 Golden Av BONBEACH 3196 (REI)

Agent Comments

2 1 1

Price: \$845,000

Method: Private Sale

Date: 14/05/2023

Property Type: Townhouse (Single)

6/1 Canberra St PATTERSON LAKES 3197 (VG) **Agent Comments**

2 - -

Price: \$840,000

Method: Sale

Date: 25/03/2023

Property Type: Flat/Unit/Apartment (Res)



2/11 Brixton St BONBEACH 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$820,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

Account - Hodges | P: 03 95846500 | F: 03 95848216



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