

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 3/16 Rigby Ave, Carnegie VIC 3163

Indicative selling price

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

Single price - or range between \$750,000 & \$820,000

Median sale price

Median price \$621,000 Property type Unit Suburb Carnegie

Period - From 14/09/2021 to 13/09/2022 Source REIV

Comparable property sales

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	2/149 Grange Rd, Glen Huntly 3163	\$840,000	19/05/2022
2	1/32 Railway Pde, Murrumbeena 3163	\$840,000	28/06/2022
3	1/5 Mackay Av, Glen Huntly 3163	\$815,000	27/08/2022

This Statement of Information was prepared on: 14/09/2022