

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

1/4 Rigby Street, Carrum Vic 3197

Indicative selling price

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

Range between \$1,140,000

&

\$1,180,000

Median sale price

Median price \$915,000

Property Type Townhouse

Suburb Carrum

Period - From 28/01/2024

to

27/01/2025

Source

Property Data

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	6a Breeze St BONBEACH 3196	\$1,160,000	13/12/2024
2	37 Coast Banksia Dr BONBEACH 3196	\$1,150,000	20/11/2024
3			

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:

28/01/2025 12:36

1/4 Rigby Street, Carrum Vic 3197



Katrina O'Brien
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Indicative Selling Price

\$1,140,000 - \$1,180,000

Median Townhouse Price

28/01/2024 - 27/01/2025: \$915,000



4 3 2

Property Type: Townhouse

Land Size: 295 sqm approx

Agent Comments

Comparable Properties



6a Breeze St BONBEACH 3196 (REI)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Private Sale

Date: 13/12/2024

Property Type: Townhouse (Single)



37 Coast Banksia Dr BONBEACH 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 20/11/2024

Property Type: Townhouse (Res)

Land Size: 416 sqm approx

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.

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



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