

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

5/4 RIGBY AVENUE CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 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

2/2 RIGBY AVENUE CARNEGIE VIC 3163	\$447,500	22-Jun-24
3/34 MADDEN AVENUE CARNEGIE VIC 3163	\$475,000	11-May-24
7/28 MOONYA ROAD CARNEGIE VIC 3163	\$496,000	22-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 08 July 2024

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2/2 RIGBY AVENUE CARNEGIE VIC 3163

Sold Price

^{RS} **\$447,500**

Sold Date **22-Jun-24**

2 1 1

Distance **0.02km**



3/34 MADDEN AVENUE CARNEGIE VIC 3163

Sold Price

\$475,000

Sold Date **11-May-24**

2 1 1

Distance **0.89km**



7/28 MOONYA ROAD CARNEGIE VIC 3163

Sold Price

\$496,000

Sold Date **22-Feb-24**

2 1 1

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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