

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 Street, Carrum Vic 3197

Indicative selling price

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

Range between \$975,000

&

\$1,015,000

Median sale price

Median price \$762,000

Property Type Townhouse

Suburb Carrum

Period - From 29/11/2022

to

28/11/2023

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	6/3 Canberra St PATTERSON LAKES 3197	\$985,000	16/10/2023
2			
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:

29/11/2023 09:57

2/4 Rigby Street, Carrum Vic 3197



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3 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$975,000 - \$1,015,000
Median Townhouse Price
29/11/2022 - 28/11/2023: \$762,000

Comparable Properties



6/3 Canberra St PATTERSON LAKES 3197 (REI)

Agent Comments

3 2 2

Price: \$985,000
Method: Sold Before Auction
Date: 16/10/2023
Property Type: Townhouse (Res)
Land Size: 266 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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