

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

4/22 Rigby Avenue, Carnegie Vic 3163

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$609,000

Property Type Unit

Suburb Carnegie

Period - From 01/04/2024

to 30/06/2024

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	1a Grandview Gr CARNEGIE 3163	\$1,161,000	15/08/2024
2	2/1 Lillimur Rd ORMOND 3204	\$1,175,000	13/06/2024
3	99a Oakleigh Rd CARNEGIE 3163	\$1,110,000	25/04/2024

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:

17/09/2024 10:39

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

June quarter 2024: \$609,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1a Grandview Gr CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,161,000

Method: Sold Before Auction

Date: 15/08/2024

Property Type: Townhouse (Res)



2/1 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,175,000

Method: Private Sale

Date: 13/06/2024

Property Type: Townhouse (Res)



99a Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 -

Price: \$1,110,000

Method: Sold Before Auction

Date: 25/04/2024

Property Type: Townhouse (Res)