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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$609,000	Pro	operty Type	Unit			Suburb	Carnegie
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ado	dress 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









Property Type: Townhouse Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price June quarter 2024: \$609,000

Comparable Properties



1a Grandview Gr CARNEGIE 3163 (REI)



Price: \$1,161,000 Method: Sold Before Auction Date: 15/08/2024 Property Type: Townhouse (Res)

Agent Comments

Agent Comments



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

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Price: \$1,175,000 Method: Private Sale Date: 13/06/2024 Property Type: Townhouse (Res)



99a Oakleigh Rd CARNEGIE 3163 (REI/VG)

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Agent Comments

Price: \$1,110,000 Method: Sold Before Auction Date: 25/04/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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