

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/4 Rigby Ave, Carnegie

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

(*Delete house or unit as applicable)

Median price \$555,000

*House

*Unit X

Suburb Carnegie

Period - From 01/10/2017 to 31/12/2017

Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/369 Neerim Rd, Carnegie	\$485,000	02/12/2017
8/75 Lillimur Road, Ormond	\$465,000	08/01/2018
4/2a Thomson Av, Murrumbeena	\$450,000	12/12/2017