

# 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

1/4 Rigby Street, Carrum Vic 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,140,000

&

\$1,180,000

### Median sale price

Median price \$915,000

Property Type Townhouse

Suburb Carrum

Period - From 28/01/2024

to

27/01/2025

Source

Property Data

### 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	6a Breeze St BONBEACH 3196	\$1,160,000	13/12/2024
2	37 Coast Banksia Dr BONBEACH 3196	\$1,150,000	20/11/2024
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:

28/01/2025 12:36

1/4 Rigby Street, Carrum Vic 3197



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4 3 2

**Property Type:** Townhouse  
**Land Size:** 295 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,140,000 - \$1,180,000  
**Median Townhouse Price**  
28/01/2024 - 27/01/2025: \$915,000

## Comparable Properties



**6a Breeze St BONBEACH 3196 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 13/12/2024  
**Property Type:** Townhouse (Single)



**37 Coast Banksia Dr BONBEACH 3196 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 20/11/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 416 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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