

## 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

2/11 RIGBY AVENUE CARNEGIE VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$669,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

1/97 OAKLEIGH ROAD CARNEGIE VIC 3163	\$1,300,000	17-Feb-24
4/4 LAKE STREET CARNEGIE VIC 3163	\$1,350,000	14-Nov-23

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 6 months.

This Statement of Information was prepared on: 04 March 2024



**1/97 OAKLEIGH ROAD CARNEGIE  
VIC 3163**

 3  2  2

Sold Price

<sup>RS</sup> **\$1,300,000**

Sold Date

**17-Feb-24**

Distance

**0.18km**



**4/4 LAKE STREET CARNEGIE VIC  
3163**

 4  3  2

Sold Price

**\$1,350,000**

Sold Date

**14-Nov-23**

Distance

**1.14km**

RS = Recent sale

UN = Undisclosed Sale

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