

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

10 Adina Street, Rye 3941

Indicative selling price

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

Single price \$ or range between \$595,000 & \$640,000

Median sale price

Median price \$678,000

Property type House

Suburb Rye 3941

Period -
From

1 February 2019

to

1 November 2019

Source

Core Logic

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. 10 Ora Court, Rye 3941	\$595,000	14/07/2019
2. 25 Sarazen Street, Rye 3941	\$550,000	16/07/2019
3. 21 Sara Street, Rye 3941	\$650,000	08/10/2019

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: 19 November 2019