

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

64-66 Heyfield Road Rye VIC 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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,000

Property type

House

Suburb

Rye

Period-from

01 Sep 2020

to

31 Aug 2021

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

7 Hay Street Rye VIC 3941	\$2,900,000	14-Sep-21
38 Minnimurra Road Rye VIC 3941	\$3,300,000	13-Aug-21
4 Daniella Court St Andrews Beach VIC 3941	\$3,310,000	22-Jun-21

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: 15 September 2021



7 Hay Street Rye VIC 3941

Sold Price ^{RS} **\$2,900,000** ^{UN} Sold Date **14-Sep-21**

3 2 4

Distance **0.32km**



38 Minnimurra Road Rye VIC 3941

Sold Price ^{RS} **\$3,300,000** Sold Date **13-Aug-21**

4 2 2

Distance **2.24km**



4 Daniella Court St Andrews Beach VIC 3941

Sold Price **\$3,310,000** Sold Date **22-Jun-21**

4 3 2

Distance **4.61km**

RS = Recent sale

UN = Undisclosed Sale

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