

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

Address  
Including suburb and  
postcode

136 Melbourne Rd, Rye 3941

### 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 \$720,000 & \$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$695,000

\*House ☒

\*Unit ☐

Suburb Rye

Period - From June 2017 to May 2018

Source Corelogic - RP 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 47 Iolanda St, Rye	\$773,000	03/03/2018
2 33 Hogan St, Rye	\$805,000	28/07/2018
3 8 Inala St, Rye	\$630,000	23/02/2018