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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

59 Valley Drive Rye VIC 3941

4 2 2

### Indicative Selling Price

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

Range between \$750,000 & \$800,000

### Median Sale Price

\$676,000 Houses in Rye between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

### Comparable Property Sales

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.



**95 Golf Parade Rye VIC 3941**

Sold Price

**\$810,000**

Sold Date

**30-Mar-19**

4 2 2

Distance

**0.25km**



**4 Dunlane Court Rye VIC 3941**

Sold Price

**\$770,000**

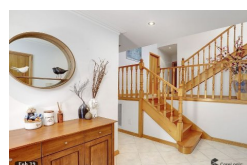
Sold Date

**13-Apr-19**

4 2 2

Distance

**0.83km**



**12 Athol Court Rye VIC 3941**

Sold Price

**\$820,000**

Sold Date

**21-Feb-19**

4 3 3

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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