

# RT Edgar

## STATEMENT OF INFORMATION

**Property offered for sale**

2 Wondaree Street Rye 3941

### Indicative selling price

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

Single price    \$                                 **OR** Range                                 \$ 480,000                                 &    \$ 528,000

### Suburb house median sale price

Median price	\$ \$672,000	Property Type	House	Suburb	Rye
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Period - From	April 2019	to	September 2019	Source	Core Logic
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### Comparable property sales

**A.** These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Rye estate agent and Cameron Gulliford consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 11 Rosyth Road, Rye	\$ \$505,000	25th April 2019
<b>2</b> 16 Tinapher Drive, Rye	\$ \$515,000	4th May 2019
<b>3</b> 108 Dundas Street, Rye	\$ \$500,000	21st July 2019

**OR**

**B.** RT Edgar Rye estate agent and Cameron Gulliford reasonably believe 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 23.09.2019**