

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

9/2049 Point Nepean 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

Suburb

Rye

Period-from

01 Jan 2021

to

31 Dec 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

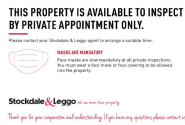
Date of sale

5/20 Sullivan Street Rye VIC 3941	\$640,000	30-Sep-21
3/2A Government Road Rye VIC 3941	\$715,000	06-Nov-21
6/30 Weir Street Rye VIC 3941	\$690,000	05-Aug-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: 19 January 2022



5/20 Sullivan Street Rye VIC 3941 Sold Price **\$640,000** Sold Date **30-Sep-21**

Distance **1.28km**

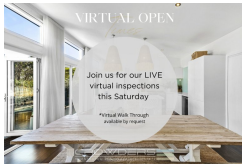
2 1 1



3/2A Government Road Rye VIC 3941 Sold Price **\$715,000** Sold Date **06-Nov-21**

Distance **0.59km**

2 1 1



6/30 Weir Street Rye VIC 3941 Sold Price **\$690,000** Sold Date **05-Aug-21**

Distance **1.21km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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