

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

1 MYRA COURT 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

\$1,795,000

&

\$1,925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Rye

Period-from

01 Aug 2021

to

31 Jul 2022

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

2 GULL COURT RYE VIC 3941	\$1,900,000	29-Apr-22
3 MYRA COURT RYE VIC 3941	\$1,930,000	01-Mar-22

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: 09 August 2022

**2 GULL COURT RYE VIC 3941**Sold Price ^{RS} **\$1,900,000** ^{UN} Sold Date **29-Apr-22** 3  2  4Distance **0.13km****3 MYRA COURT RYE VIC 3941**Sold Price **\$1,930,000** Sold Date **01-Mar-22** 3  2  4Distance **0.02km****RS** = Recent sale**UN** = Undisclosed Sale

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