

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 43 Cain Road, Rye 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 \$1,495,000 & \$1,595,000

Median sale price

Median price \$658,117

Property type House

Suburb Rye

Period - From 30 September 2018 to 1 October 2019 Source Core Logic

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. 38 Cain Road, Rye 3941	\$1,340,000	June 2019
2. 49 Minnimurra Road, Rye 3941	\$1,200,000	May 2019
3. 2725 Point Nepean Road, Rye 3941	\$1,215,000	May 2019

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 six months.

This Statement of Information was prepared on: 17 October 2019