

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

5 Tinapher Drive 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Rye

Period-from

01 Dec 2019

to

30 Nov 2020

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

1 Tinapher Drive Rye VIC 3941	\$650,000	03-Aug-20
13 Tinapher Drive Rye VIC 3941	\$775,000	13-Jun-20
18 Tinapher Drive Rye VIC 3941	\$750,000	06-Nov-20

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: 03 December 2020



1 Tinapher Drive Rye VIC 3941

Sold Price

\$650,000

Sold Date **03-Aug-20**

 3  2  2

Distance **0.03km**



13 Tinapher Drive Rye VIC 3941

Sold Price

^{RS} **\$775,000** ^{UN}

Sold Date **13-Jun-20**

 4  2  2

Distance **0.09km**



18 Tinapher Drive Rye VIC 3941

Sold Price

^{RS} **\$750,000**

Sold Date **06-Nov-20**

 3  2  2

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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