

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

4 Rodney Street 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$853,000

Property type

House

Suburb

Rye

Period-from

01 Jun 2020

to

31 May 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

1 Nerissa Street Rye VIC 3941	\$820,000	22-Feb-21
13 Anelida Street Rye VIC 3941	\$862,000	03-Jun-21
403 Browns Road Rye VIC 3941	\$905,000	27-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: 21 June 2021



1 Nerissa Street Rye VIC 3941

Sold Price

^{RS} **\$820,000**

Sold Date

22-Feb-21

3 1 -

Distance

0.3km



13 Anelida Street Rye VIC 3941

Sold Price

^{RS} **\$862,000**

Sold Date

03-Jun-21

3 1 2

Distance

0.6km



403 Browns Road Rye VIC 3941

Sold Price

\$905,000

Sold Date

27-Nov-20

3 1 4

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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