

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

49 Dunham Street, Rye, 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between &

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five 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- 24A Centre Drive, Rye | \$960,000 | 14/12/2024 |
| 2- 46 Sussex Road, Rye | \$ 890,000 | 17/12/2024 |
| 3- 39 Centre Road, Rye | \$ 880,000 | 31/10/2024 |

This Statement of Information was prepared on: