

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

15 Woomera 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

\$690,000

&

\$750,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

\*House

X

\*Unit

Suburb

Rye

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                              |           |           |
|------------------------------|-----------|-----------|
| 460 Browns Road Rye VIC 3941 | \$680,000 | 26-Apr-19 |
| 29 Gray Street Rye VIC 3941  | \$690,000 | 27-May-19 |
| 4 Dunlane Court Rye VIC 3941 | \$770,000 | 13-Apr-19 |

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: 07 September 2019

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Mal McInnes

P (03)5988 9095

M 0415 502 316

E mmcinnnes@hockingstuart.com.au



**460 Browns Road Rye VIC 3941**

Sold Price

**\$680,000**

Sold Date

**26-Apr-19**

4 2 -

Distance

**1.08km**



**29 Gray Street Rye VIC 3941**

Sold Price

**\$690,000**

Sold Date

**27-May-19**

3 2 2

Distance

**1.39km**



**4 Dunlane Court Rye VIC 3941**

Sold Price

**\$770,000**

Sold Date

**13-Apr-19**

4 2 2

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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