

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

6 Fairhills 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

House

Suburb

Rye

Period-from

01 Nov 2018

to

31 Oct 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

5 Barkala Street Rye VIC 3941	\$475,000	19-Jul-19
2 Wondaree Street Rye VIC 3941	\$507,500	04-Nov-19
5 Valley Drive Rye VIC 3941	\$490,000	21-Sep-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: 21 November 2019



5 Barkala Street Rye VIC 3941

Sold Price

\$475,000

Sold Date

19-Jul-19

2 1 2

Distance

0.25km



2 Wondaree Street Rye VIC 3941

Sold Price

^{RS} **\$507,500** ^{UN}

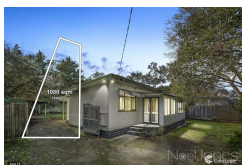
Sold Date

04-Nov-19

3 1 1

Distance

0.97km



5 Valley Drive Rye VIC 3941

Sold Price

\$490,000

Sold Date

21-Sep-19

3 1 2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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