

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 17 Sheila 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 \$650,000 & \$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$678,000 Property type House Suburb Rye

Period-from 01 Dec 2018 to 30 Nov 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
7 Sheila Street Rye VIC 3941	\$670,000	17-Jun-19
57 Field Street Rye VIC 3941	\$650,000	22-Jul-19
24 Plain Street Tootgarook VIC 3941	\$630,000	16-Nov-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: 14 December 2019

	7 Sheila Street Rye VIC 3941	Sold Price	\$670,000	Sold Date	17-Jun-19
	 3  1  1			Distance	0.12km
	57 Field Street Rye VIC 3941	Sold Price	\$650,000	Sold Date	22-Jul-19
	 4  2  1			Distance	0.32km
	24 Plain Street Tootgarook VIC 3941	Sold Price	^{RS} \$630,000	Sold Date	16-Nov-19
	 4  2  1			Distance	1.01km

RS = Recent sale UN = Undisclosed Sale

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