

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 44 Dunham Street, Rye VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$625,000 & \$675,000

Median sale price

Median price \$698,250 Property type House Suburb Rye VIC 3941

Period - From 01/08/2019 to 31/07/2020 Source Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
42 Valentine Street, Rye VIC 3941	\$675,000	02/08/2020
89 Preston Street, Rye VIC 3941	\$660,000	10/07/2020
20 Loongana Street, Rye VIC 3941	\$595,000	24/07/2020

This Statement of Information was prepared on: 20th October 2020