

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

7 Beryl Court 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

\$960,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

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

3 Jedda Street Rye VIC 3941	\$840,000	18-Sep-19
115 Avon Road Rye VIC 3941	\$1,046,000	15-Jul-19
73 Heyfield Road Rye VIC 3941	\$1,155,000	07-Jun-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: 15 November 2019

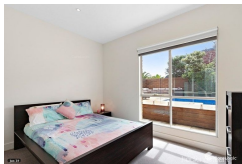


3 Jedda Street Rye VIC 3941

Sold Price **\$840,000** Sold Date **18-Sep-19**

4 2 2

Distance **0.45km**



115 Avon Road Rye VIC 3941

Sold Price **\$1,046,000** Sold Date **15-Jul-19**

5 3 2

Distance **0.51km**



73 Heyfield Road Rye VIC 3941

Sold Price **\$1,155,000** Sold Date **07-Jun-19**

3 2 2

Distance **0.72km**



2-4 Surf Road Rye VIC 3941

Sold Price **\$885,000** Sold Date **13-Aug-19**

3 1 -

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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