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

181 Canterbury Jetty Road 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	&	\$1,050,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$672,000	Prop	erty type		House	Suburb	Rye
Period-from	01 Oct 2018	to	30 Sep 2	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
21 Doe Street Rye VIC 3941	\$985,000	21-Jun-19
89 Canterbury Jetty Road Rye VIC 3941	\$905,000	05-Aug-19
12 Thomson Terrace Rye VIC 3941	\$1,030,000	11-Jul-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: 01 October 2019

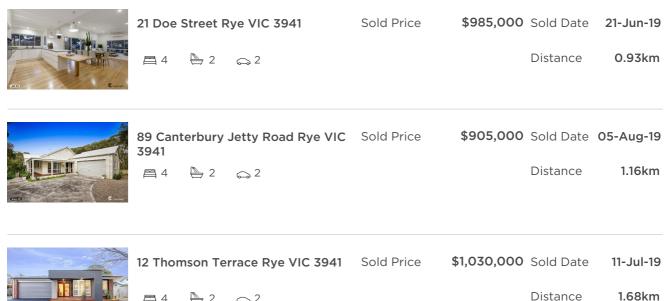


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RS = Recent sale UN = Undisclosed Sale

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