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

5 BIGELOW COURT RYE VIC 3941

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | | or rang betwee | 51.390.000 | & | \$1,520,000 |
|--|-------------|-------------------|------------|--------|-------------|
| Median sale price (*Delete house or unit as ap | plicable) | | | | |
| Median Price | \$1,098,500 | Property type | House | Suburb | Rye |

29 Feb 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2023

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.

to

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 35 CENTRE DRIVE RYE VIC 3941 | \$1,800,000 | 23-Dec-23 |
| 68 MICHAEL STREET RYE VIC 3941 | \$1,050,000 | 30-Jan-24 |
| 41 CAIN ROAD RYE VIC 3941 | \$1,325,000 | 07-Mar-24 |

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: 27 March 2024



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consumer.vic.gov.au

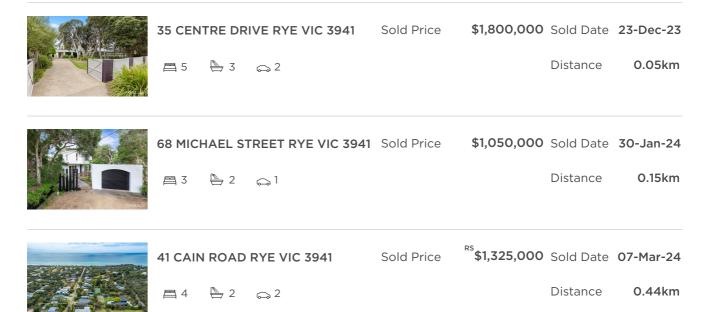


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RS = Recent sale UN = Undisclosed Sale

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