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

3 WALBROOK ROAD 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	5 <u>8890.000</u>	&	\$950,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$1,200,000	Property type	House	Suburb	Rye		

31 Jul 2022

Source

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

01 Aug 2021

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
37 VALENTINE STREET RYE VIC 3941	\$1,055,000	12-Apr-22
41 ROSLYN AVENUE RYE VIC 3941	\$1,010,000	03-Jul-22
46 PARSON STREET RYE VIC 3941	\$1,075,000	07-Apr-22

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: 08 August 2022



Corelogic

consumer.vic.gov.au

S H O R E L I N E

Distance

0.74km

0.47km

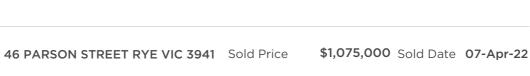
RE

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37 VALENTINE STREET RYE VIC 3941	Sold Price	\$1,055,000	Sold Date	12-Apr-22
酉4 №1 ⇔1			Distance	0.21km
41 ROSLYN AVENUE RYE VIC 3941	Sold Price	^{RS} \$1,010,000	Sold Date	03-Jul-22







2	ے 1	□ 1		Distance

RS = Recent sale UN = Undisclosed Sale

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