

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 Rex Avenue 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Rye

Period-from

01 Nov 2019

to

31 Oct 2020

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

9 Elvie Street Rye VIC 3941	\$690,000	27-Oct-20
13 Sinclair Avenue Rye VIC 3941	\$600,000	13-Jun-20
3 Eva Street Rye VIC 3941	\$690,000	05-Dec-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: 10 November 2020

SHORELINE

REAL ESTATE

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9 Elvie Street Rye VIC 3941

Sold Price

^{RS} **\$690,000** Sold Date **27-Oct-20**

 3  2  2

Distance **0.31km**



13 Sinclair Avenue Rye VIC 3941

Sold Price

\$600,000 Sold Date **13-Jun-20**

 3  1  1

Distance **0.37km**



3 Eva Street Rye VIC 3941

Sold Price

\$690,000 Sold Date **05-Dec-19**

 3  2  2

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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