

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

5/25 Ozone Street 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Rye

Period-from

01 Jun 2019

to

31 May 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

3/26 Hygeia Street Rye VIC 3941	\$635,000	13-Jan-20
2/32 Ozone Street Rye VIC 3941	\$677,500	10-Jan-20
3/12 Ozone Street Rye VIC 3941	\$770,000	13-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: 16 June 2020



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3/26 Hygeia Street Rye VIC 3941 Sold Price **\$635,000** Sold Date **13-Jan-20**

3 2 2

Distance **0.04km**



2/32 Ozone Street Rye VIC 3941 Sold Price **\$677,500** Sold Date **10-Jan-20**

3 2 2

Distance **0.11km**



3/12 Ozone Street Rye VIC 3941 Sold Price **\$770,000** Sold Date **13-Dec-19**

3 2 2

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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