

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 Tunbridge Street Rhyll VIC 3923

### Indicative selling price

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

Single Price

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,500

Property type

House

Suburb

Rhyll

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

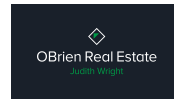
Date of sale

11 Trafalgar Street Rhyll VIC 3923	\$590,000	20-Feb-20
15 Franklyn Street Rhyll VIC 3923	\$574,500	24-Jul-20
27B Wolfenden Street Rhyll VIC 3923	\$595,000	23-Dec-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**11 Trafalgar Street Rhyll VIC 3923**

Sold Price

**\$590,000**

Sold Date **20-Feb-20**

3 2 4

Distance **0.23km**



**15 Franklyn Street Rhyll VIC 3923**

Sold Price

**\$574,500**

Sold Date **24-Jul-20**

3 2 4

Distance **0.55km**



**27B Wolfenden Street Rhyll VIC 3923**

Sold Price

**\$595,000**

Sold Date **23-Dec-19**

3 1 1

Distance **0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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