

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

9 Evans 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

House

Suburb

Rye

Period-from

01 Oct 2019

to

30 Sep 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

8 Andrea Street Rye VIC 3941	\$965,000	18-Jun-20
3 Allara Street Rye VIC 3941	\$930,000	11-Jun-20
119 Golf Parade Rye VIC 3941	\$890,000	11-Jun-20

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.~~

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8 Andrea Street Rye VIC 3941

Sold Price

\$965,000

Sold Date

18-Jun-20

 4  2  4

Distance

0.82km



3 Allara Street Rye VIC 3941

Sold Price

\$930,000

Sold Date

11-Jun-20

 4  2  2

Distance

0.84km



119 Golf Parade Rye VIC 3941

Sold Price

\$890,000

Sold Date

11-Jun-20

 4  2  2

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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