

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode 16 Lucien Road, Rye

### 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 \$845,000 or range between &

### Median sale price

(\*Delete house or unit as applicable)

Median price \$672,500 \*House X \*Unit Suburb Rye VIC

Period - From Feb 2017 to Feb 2018 Source Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
5 Sheila Street, Rye	\$855,000	Oct 2017
10 Belinda Street, Rye	\$820,000	Feb 2018
7 Flinders Street, Rye	\$788,000	Apr 2018