

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

18-20 TUNBRIDGE STREET RHYLL VIC 3923

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

\$1,450,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Rhyll

Period-from

01 May 2021

to

30 Apr 2022

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

32-34 WALTON STREET RHYLL VIC 3923	\$1,670,000	15-Oct-21
8 RHYLL-NEWHAVEN ROAD RHYLL VIC 3923	\$1,500,000	23-Dec-21
19-23 WATERLOO STREET RHYLL VIC 3923	\$1,410,000	12-Mar-21

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.~~

This Statement of Information was prepared on: 17 May 2022



Reception Cowes

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Open for inspection policy.
 To ensure the health and wellbeing of our community, please see us in practicing the following safety measures. Thank you for your co-operation and understanding.

Maximum 10 people. Including agents and home inspectors.
No handshakes. Please avoid handshakes, hugging or any other physical contact.
Social distancing. Please allow for one person at all times.

Please do not spread any virus.
 1. Do not enter the property if you are unwell.
 2. Do not enter the property if you have been in contact with someone who has been diagnosed with COVID-19 in the last 14 days.

32-34 WALTON STREET RHYLL VIC 3923 Sold Price **\$1,670,000** Sold Date **15-Oct-21**

3 3 4

Distance **0.82km**



8 RHYLL-NEWHAVEN ROAD RHYLL VIC 3923 Sold Price **\$1,500,000** Sold Date **23-Dec-21**

4 2 8

Distance **0.73km**



19-23 WATERLOO STREET RHYLL VIC 3923 Sold Price **\$1,410,000** Sold Date **12-Mar-21**

3 3 4

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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