

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 62 Dunham 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 \$450,000.00 & \$495,000.00

Median sale price

Median price \$690,000 Property type House Suburb RYE VIC 3941

Period - From June 2019 to December 2019 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 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
1. 125 Melbourne Road, Rye	\$520,000	18/02/2020
2. 6 Florence Drive, Rye	\$530,000	01/02/2020
3. 47 Thomson Terrace, Rye	\$485,000	16/11/2019

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 six months.

This Statement of Information was prepared on: 25th March 2020