

# 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 56 Preston Street, RYE VIC 3941

### 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 \$\* or range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$720,000 Property type House Suburb RYE VIC 3941

Period - From 30 Sep 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 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. 182 Melbourne Road Rye VIC 3941	\$1,275,000	17 Nov 2020
2. 27 Valentine Street Rye VIC 3941	\$1,180,000	19 Dec 2020
3. 38 Anelida Street Rye VIC 3941	\$1,240,000	11 Nov 2020

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: 12<sup>th</sup> January 2021