

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

7 Neville Drive 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

\$1,325,000

&

\$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Rye

Period-from

01 Feb 2019

to

31 Jan 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

43 Cain Road Rye VIC 3941

\$1,500,000

21-Dec-19

60 Dunham Street Rye VIC 3941

\$1,350,000

30-Jan-20

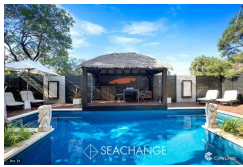
OR

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.

This Statement of Information was prepared on: 18 February 2020

**43 Cain Road Rye VIC 3941**Sold Price **\$1,500,000^{UN}** Sold Date **21-Dec-19**

4 2 4

Distance **0.41km****60 Dunham Street Rye VIC 3941**Sold Price **^{RS}\$1,350,000** Sold Date **30-Jan-20**

4 2 2

Distance **0.61km****RS** = Recent sale**UN** = Undisclosed Sale

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