

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

5 The Glen 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rye

Period-from

01 Apr 2020

to

31 Mar 2021

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

7 The Glen Rye VIC 3941	\$780,000	14-Dec-20
21 Daly Avenue Rye VIC 3941	\$820,000	17-Jul-20
32 Daly Avenue Rye VIC 3941	\$901,000	20-Feb-21

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: 28 April 2021

SHORELINE

REAL ESTATE

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7 The Glen Rye VIC 3941

Sold Price

\$780,000

Sold Date

14-Dec-20



3



1



2

Distance

0.02km



21 Daly Avenue Rye VIC 3941

Sold Price

\$820,000

Sold Date

17-Jul-20



3



2



4

Distance

0.44km



32 Daly Avenue Rye VIC 3941

Sold Price

^{RS}
\$901,000

Sold Date

20-Feb-21



2



1



2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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