

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 108 Brights 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 \$720,000 & \$790,000

Median sale price

Median price \$800,000

Property type House

Suburb RYE

Period - From 1 Jan 2020

to

31 Jan 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 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. 73 Brights Drive, Tootgarook	\$731,000	22 April 2021
2. 6 Highbury Road, Rye	\$820,000	25 March 2021
3. 59 Brights Drive, Tootgarook	\$830,000	7 February 2021

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: 5th May 2021