

# 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 18 Manciple 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 \$875,000 & \$925,000

### Median sale price

Median price \$778,000

Property type *Established Home*

Suburb Rye

Period - From 01/11/2019

to

30/11/2020

Source Core Logic

### 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. 5 Jillian Drive, Rye	\$955,000	17/12/2020
2. 49 Fern Grove, Rye	\$880,000	12/12/2020
3. 14 Dolphin Aveue, Rye	\$902,000	04/11/2020

This Statement of Information was prepared on: 21/12/2020