

## 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

10 Beauna Vista Drive 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

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Rye

Period-from

01 Sep 2018

to

31 Aug 2019

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

8 Richardson Street Rye VIC 3941	\$1,225,000	30-May-19
4 Alexandra Crescent Rye VIC 3941	\$1,200,000	26-Jul-19
45 Maine Street Tootgarook VIC 3941	\$1,220,000	04-Apr-19

**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: 17 September 2019



**8 Richardson Street Rye VIC 3941**

Sold Price

<sup>RS</sup>

**\$1,225,000**

Sold Date

**30-May-19**



3



2



2

Distance

**0.81km**



**4 Alexandra Crescent Rye VIC 3941**

Sold Price

<sup>RS</sup>

**\$1,200,000**

Sold Date

**26-Jul-19**



4



4



3

Distance

**1km**



**45 Maine Street Tootgarook VIC 3941**

Sold Price

**\$1,220,000**

Sold Date

**04-Apr-19**



4



2



2

Distance

**1.06km**

RS = Recent sale

UN = Undisclosed Sale

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