

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 SNAPPER COURT RHYLL VIC 3923

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$949,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,036,250

Property type

House

Suburb

Rhyll

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

11 RHYLL-NEWHAVEN ROAD RHYLL VIC 3923	\$950,000	14-Feb-24
23 WOLFENDEN STREET RHYLL VIC 3923	\$970,000	10-Oct-24
111 PHILLIP ISLAND ROAD SURF BEACH VIC 3922	\$920,000	28-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 April 2025


**11 RHYLL-NEWHAVEN ROAD
RHYLL VIC 3923**
 3  2  2

Sold Price

\$950,000

Sold Date

14-Feb-24

Distance

0.23km

**23 WOLFENDEN STREET RHYLL
VIC 3923**
 4  2  4

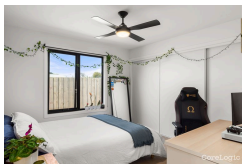
Sold Price

\$970,000

Sold Date

10-Oct-24

Distance

0.23km

**111 PHILLIP ISLAND ROAD SURF
BEACH VIC 3922**
 4  2  2

Sold Price

\$920,000

Sold Date

28-Jun-24

Distance

4.87km
RS = Recent sale

UN = Undisclosed Sale

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