

Sam Crowder M 0403893724 E sam@crowdersre.com.au

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

11 Heyfield Road 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 \$75 between		&	\$780,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$435,000	*Hous	se	*Unit		Suburb	Rye
Period-from	01 Aug 2018	to	31 Jul 20'	19	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	
9 Heyfield Road Rye VIC 3941	\$1,575,000	21-Jan-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.

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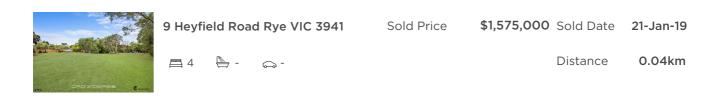
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RS = Recent sale UN = Undisclosed Sale

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