

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

4 Prentice Avenue 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

\$795,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,250

Property type

House

Suburb

Rye

Period-from

01 Oct 2019

to

30 Sep 2020

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

88-90 Wondaree Street Rye VIC 3941	\$885,000	16-Jul-20
119 Golf Parade Rye VIC 3941	\$890,000	11-Jun-20

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: 30 October 2020

**40 Valley Drive Rye VIC 3941**

Sold Price

\$850,000Sold Date **23-Apr-20**
 4
  2
  2
Distance **0.52km****88-90 Wondaree Street Rye VIC 3941**

Sold Price

^{RS} **\$885,000**Sold Date **16-Jul-20**
 4
  2
  2
Distance **1.42km****119 Golf Parade Rye VIC 3941**

Sold Price

\$890,000Sold Date **11-Jun-20**
 4
  2
  2
Distance **0.21km****RS** = Recent sale**UN** = Undisclosed Sale

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