

# 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 63 Lock Road, Rhyll, VIC 3923

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$750,000

### Median sale price

Median price \$925,000 Property Type House Suburb Rhyll (3923)

Period - From 01/01/2022 to 31/12/2022 Source Pricefinder

### Comparable property sales

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
4 WATERLOO STREET, RHYLL VIC 3923	\$765,000	04/01/2023
47 LOCK ROAD, RHYLL VIC 3923	\$735,000	14/12/2022
25 HASTINGS STREET, RHYLL VIC 3923	\$780,000	24/01/2022

This Statement of Information was prepared on: 17/01/2023