

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

14 Avon 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
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Rye

Period-from

01 Apr 2019

to

31 Mar 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

| | | |
|---------------------------------|-----------|-----------|
| 5 Sydney Street Rye VIC 3941 | \$727,500 | 08-Oct-19 |
| 41 Yarrayne Street Rye VIC 3941 | \$726,000 | 13-Nov-19 |
| 66 Pasadena Street Rye VIC 3941 | \$705,000 | 27-Nov-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: 01 April 2020



GRANGER

Leesa Gilbert

P 0359858800

M 0416720220

E leesa.gilbert@granger.com.au



5 Sydney Street Rye VIC 3941

Sold Price

\$727,500

Sold Date

08-Oct-19

 3  2  2

Distance

0.14km



41 Yarrayne Street Rye VIC 3941

Sold Price

\$726,000

Sold Date

13-Nov-19

 3  2  2

Distance

1.79km



66 Pasadena Street Rye VIC 3941

Sold Price

\$705,000

Sold Date

27-Nov-19

 3  2  1

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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