

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 Yera Crescent 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Rye

Period-from

01 Oct 2018

to

30 Sep 2019

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 Betty Street Rye VIC 3941	\$630,000	14-Sep-19
453 Browns Road Rye VIC 3941	\$685,000	20-Jun-19
6 Lloyd Street Rye VIC 3941	\$628,000	02-Mar-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: 15 October 2019



5 Betty Street Rye VIC 3941

Sold Price

^{RS}

\$630,000

Sold Date

14-Sep-19



3



2



3

Distance

0.56km



453 Browns Road Rye VIC 3941

Sold Price

\$685,000

Sold Date

20-Jun-19



3



2



2

Distance

0.62km



6 Lloyd Street Rye VIC 3941

Sold Price

\$628,000

Sold Date

02-Mar-19



3



2



2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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