

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 69 Observation Drive, 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 & \$750,000

Median sale price

Median price \$740,000 Property type House Suburb RYE VIC 3941

Period - From October 2019 to October 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 six 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
1. 61 Raymond Street, Tootgarook	\$722,000	14 January 2021
2. 68 Observation Drive, Rye	\$700,000	23 December 2020
3. 100 Grandview Avenue, Rye	\$750,000	19 December 2020

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 six months.~~

This Statement of Information was prepared on: 19th January 2021