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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

11 Rosyth Road Rye VIC 3941

3 1 1

### Indicative Selling Price

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

Range between \$500,000 & \$549,500

### Median Sale Price

\$705,000 Houses in Rye between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>22 Rosyth Road Rye VIC 3941</b>	Sold Price	<b>\$555,500</b>	Sold Date	<b>31-Jan-19</b>
	2  1  2			Distance	<b>0.17km</b>
	<b>7 Roberts Street Rye VIC 3941</b>	Sold Price	<b>\$535,000</b>	Sold Date	<b>27-Nov-18</b>
	3  1  1			Distance	<b>0.2km</b>
	<b>10 Eva Street Rye VIC 3941</b>	Sold Price	<b>\$500,000</b>	Sold Date	<b>06-Nov-18</b>
	3  1  2			Distance	<b>0.43km</b>

RS = Recent sale

UN = Undisclosed Sale

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