

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

6 Marshall Street 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Rye

Period-from

01 Nov 2019

to

31 Oct 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

4 Blakiston Grove Rye VIC 3941	\$905,000	02-Oct-20
8 Nautilus Street Rye VIC 3941	\$1,100,000	11-Nov-20
17 Morris Street Tootgarook VIC 3941	\$977,500	05-Nov-20

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.~~

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Michael Christodoulou

P 0359852351

M 0419003685

E mchristodoulou@prenticerealestate.com.au



4 Blakiston Grove Rye VIC 3941

Sold Price

^{RS} **\$905,000** Sold Date **02-Oct-20**

4 2 2

Distance **0.06km**



8 Nautilus Street Rye VIC 3941

Sold Price

^{RS} **\$1,100,000** Sold Date **11-Nov-20**

6 2 3

Distance **0.94km**



17 Morris Street Tootgarook VIC 3941

Sold Price

^{RS} **\$977,500** Sold Date **05-Nov-20**

3 2 3

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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