

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

10 Sherwood Forest Drive, Rye VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$935,000

Property type

House

Suburb

Rye VIC 3941

Period - From

01/07/2020

to

30/06/2021

Source

CoreLogic

Comparable property sales

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
35 Flinders Street, Rye VIC 3941	\$1,480,000	10/07/2021
49 Pasadena Street, Rye VIC 3941	\$1,150,000	28/09/2021
20 Eugenia Street, Rye VIC 3941	\$1,365,000	21/06/2021

This Statement of Information was prepared on:

27/10/2021