

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 4A Zelma Drive, Rhyll, VIC 3923

Indicative selling price

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

Price Range

\$895,000

&

\$984,500

Median sale price

Median price

\$790,000

Property Type

House

Suburb

Rhyll (3923)

Period - From

01/10/2022

to

30/09/2023

Source

Pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
11-13 WATERLOO STREET, RHYLL VIC 3923	\$770,000	03/09/2023
52A LOCK ROAD, RHYLL VIC 3923	\$1,125,000	28/06/2023
11 WOLFENDEN STREET, RHYLL VIC 3923	\$1,190,000	18/08/2023

This Statement of Information was prepared on: 28/03/2024