

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

3/26 Hygeia 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

Rye

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/24 Hygeia Street Rye VIC 3941	\$631,000	02-Apr-19
2/10 Weeroona Street Rye VIC 3941	\$632,000	14-Sep-19
1/2475 Point Nepean Road Rye VIC 3941	\$559,000	01-Apr-19

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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Janet McNeill

P 59771737

M 0419503327

E janet@mcneillrealestate.com.au



2/24 Hygeia Street Rye VIC 3941

Sold Price

\$631,000

Sold Date

02-Apr-19



3



2



2

Distance

0.02km



2/10 Weeroona Street Rye VIC 3941

Sold Price

\$632,000

Sold Date

14-Sep-19



3



1



2

Distance

0.25km



1/2475 Point Nepean Road Rye VIC 3941

Sold Price

\$559,000

Sold Date

01-Apr-19



2



1



1

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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