

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 12-14 Sherwood Forest Drive 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 \$1,200,000 & \$1,300,000

Median sale price

Median price \$965,000 Property type House Suburb Rye Vic

Period - From 1 Nov 2020 to 31 Oct 2021 Source Core logic

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 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
10 Sherwood Forest Drive Rye Vic	\$1,610,000	31 Oct 2021
8 Marianne Ave Rye Vic	\$1,375,000	3 Nov 2021
4 Douglas Court Rye Vic	\$2,000,000	12 Oct 2021

This Statement of Information was prepared on: 10th November 2021