

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 View Road 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

\$1,325,000

&

\$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

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

38 Cain Road Rye VIC 3941

\$1,340,000

25-Jun-19

55 Bimbiang Crescent Rye VIC 3941

\$1,410,000

22-Jul-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.

This Statement of Information was prepared on: 20 January 2020

**38 Cain Road Rye VIC 3941**

Sold Price

\$1,340,000

Sold Date

25-Jun-19

3



2



2

Distance

0.61km**55 Bimbiang Crescent Rye VIC 3941**

Sold Price

\$1,410,000

Sold Date

22-Jul-19

3



2



4

Distance

0.72km**RS** = Recent sale**UN** = Undisclosed Sale

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