

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

17 McIlwraith Road Rhyll VIC 3923

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

House

Suburb

Rhyll

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

27B Wolfenden Street Rhyll VIC 3923	\$595,000	23-Dec-19
57 Rhyll-Newhaven Road Rhyll VIC 3923	\$605,000	03-Sep-19
27 Honeysuckle Grove Silverleaves VIC 3922	\$575,000	18-Oct-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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27B Wolfenden Street Rhyll VIC 3923

3 1 1

Sold Price **\$595,000** Sold Date **23-Dec-19**

Distance **0.52km**



57 Rhyll-Newhaven Road Rhyll VIC 3923

4 2 2

Sold Price **\$605,000** Sold Date **03-Sep-19**

Distance **1.02km**



27 Honeysuckle Grove Silverleaves VIC 3922

3 1 1

Sold Price **\$575,000** Sold Date **18-Oct-19**

Distance **3.41km**

RS = Recent sale UN = Undisclosed Sale

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