

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

2 Ora Court 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

\$1,190,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,000

Property type

House

Suburb

Rye

Period-from

01 Sep 2020

to

31 Aug 2021

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

7 Sherwood Road Rye VIC 3941	\$1,200,000	14-May-21
46 Fern Grove Rye VIC 3941	\$1,210,000	05-Apr-21
87A Lyons Street Rye VIC 3941	\$1,309,000	25-Mar-21

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: 10 September 2021



7 Sherwood Road Rye VIC 3941

Sold Price

\$1,200,000

Sold Date

14-May-21

4 2 2

Distance

1.8km



46 Fern Grove Rye VIC 3941

Sold Price

\$1,210,000

Sold Date

05-Apr-21

4 2 5

Distance

1.77km



87A Lyons Street Rye VIC 3941

Sold Price

\$1,309,000

Sold Date

25-Mar-21

3 2 2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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