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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

11 Sinclair Avenue Rye VIC 3941

4 3 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$775,000

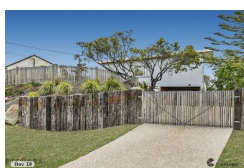
### Median Sale Price

\$708,500 Houses in Rye between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**12 Rex Avenue Rye VIC 3941**

Sold Price

**\$725,000**

Sold Date

**15-Nov-18**

3 1 1

Distance

**0.42km**



**46 Golf Parade Rye VIC 3941**

Sold Price

Sold Date

**22-Jun-18**

3 2 2

Distance

**0.75km**



**29 Minnimurra Road Rye VIC 3941**

Sold Price

**\$760,000**

Sold Date

**23-Jun-18**

4 - -

Distance

**0.82km**

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