

# 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 2465 Point Nepean Road, Rye 3941

### Indicative selling price

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

Single price \$\* or range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$680,000 Property type House Suburb Rye 3941

Period - From July 2017 to April 2018 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
1. 2 Neville Street, Rye	\$1,400,000	May 2018
2. 2701 Point Nepean Road, Rye	\$1,600,000	March 2018
3. 15 Maori Street, Rye	\$1,050,000	April 2018

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 six months.

This Statement of Information was prepared on: 19 March 2019