

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/127 Dundas Street 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

*House

*Unit

X

Suburb

Rye

Period-from

01 Aug 2018

to

31 Jul 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

121 Dundas Street Rye VIC 3941	\$560,000	28-Aug-18
168 Dundas Street Rye VIC 3941	\$428,000	24-Feb-19
26 Croanna Street Rye VIC 3941	\$480,000	14-Nov-18

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: 26 August 2019

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SHORELINE

REAL ESTATE

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121 Dundas Street Rye VIC 3941

Sold Price

\$560,000

Sold Date

28-Aug-18

3

1

2

Distance

0.07km



168 Dundas Street Rye VIC 3941

Sold Price

\$428,000

Sold Date

24-Feb-19

2

1

1

Distance

0.13km

26 Croanna Street Rye VIC 3941

Sold Price

\$480,000

Sold Date

14-Nov-18

1

1

-

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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