

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 62 Weeroona 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 \$ 895,000 & \$ 984,500

Median sale price

Median price \$ 872,000

Property type House

Suburb Rye

Period - From 1 Nov 2020

to

31 Oct 2021

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
11 Sunshine Grove Rye Vic 3941	\$1,000,000	25 Sep 2021
25 Weeroona Street Rye Vic 3941	\$935,000	1 Oct 2021
35 Shirlow Avenue Rye Vic 3941	\$1,067,500	3 Oct 2021

This Statement of Information was prepared on: 3rd December 2021