

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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Property offered for sale

Address
Including suburb and postcode 16 Gordon 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 \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,115,000 Property type House Rye Rosebud

Period - From 1 Feb 2021 to 31 Mar 2022 Source CoreLogic

Comparable property sales

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
13 Fern Grove, Rye Vic 3941	\$1,395,000	19 Apr 2022
3 Dundas Street, Rye Vic 3941	\$1,350,000	25 Feb 2022
15 Gordon Street, Rye Vic 3941	\$1,500,000	3 Feb 2022

This Statement of Information was prepared on: 3rd of May 2022