

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 21 Avon Road 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 \$1,275,000 & \$1,400,000

Median sale price

Median price \$ 550,000

Property type Vacant Land

Suburb Rye

Period - From 1/01/21

to

30/09/21

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
131 Milton Road Rye	\$ 640,000	23 Oct 2021
227 Parson St Rye	\$ 900,000	3 Aug 2021
339 Paradise Drive St Andrews Beach	\$ 1,530,000	7 July 2021

This Statement of Information was prepared on: 27th of October 2021