

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

28 Edgar 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

\$1,425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,250

Property type

House

Suburb

Rye

Period-from

01 Nov 2019

to

31 Oct 2020

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

10 Stratheden Court Rye VIC 3941	\$1,375,000	30-Oct-20
22 Canterbury Jetty Road Blairgowrie VIC 3942	\$1,382,500	05-Jul-20
9 Whitehead Street Blairgowrie VIC 3942	\$1,450,000	28-May-20

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: 04 November 2020



10 Stratheden Court Rye VIC 3941

Sold Price

^{RS} **\$1,375,000** Sold Date **30-Oct-20**

 4  2  4

Distance **0.65km**



**22 Canterbury Jetty Road
Blairgowrie VIC 3942**

Sold Price

\$1,382,500 Sold Date **05-Jul-20**

 4  2  2

Distance **0.81km**



9 Whitehead Street Blairgowrie VIC 3942

Sold Price

\$1,450,000 Sold Date **28-May-20**

 4  2  2

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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