

# 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 16 Manciple Street Rye Vic 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$691,000

Property type House

Suburb Rye

Period - From 01/07/2019

to

31/05/2020

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 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
1 17 Locke Street Rye Vic 3941	\$1,465,000	June 2020
2 24 Christine Street Rye Vic 3941	\$1,400,000	January 2020
3 343 Cain Road Rye Vic 3941	\$1,500,000	December 2019

**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 six months.

This Statement of Information was prepared on: 21<sup>st</sup> June 2020