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	3 View 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	$1,325,000	&	$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$682,500	Property type	House	Suburb	Rye
Period-from	01 Jan 2019	to	31 Dec 2019	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
38 Cain Road Rye VIC 3941	$1,340,000	25-Jun-19
55 Bimbiang Crescent Rye VIC 3941	$1,410,000	22-Jul-19

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: 20 January 2020

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38 Cain Road Rye VIC 3941 Sold Price **$1,340,000** Sold Date **25-Jun-19**

3 2 2 Distance **0.61km**



55 Bimbiang Crescent Rye VIC 3941 Sold Price **$1,410,000** Sold Date **22-Jul-19**

3 2 4 Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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