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	30 OBSERVATION DRIVE, 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	$695,000	~~or range between~~	~~$*~~	~~&~~	~~$~~

Median sale price

Median price	$1,000,000	Property type	House	Suburb	Rye
Period - From	01 Mar 2024	to	28 Feb 2025	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~~	~~$~~	
~~2~~	~~$~~	
~~3~~	~~$~~	

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: 31 March 2025