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	8 ARUNTA COURT 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	$1,450,000	&	$1,590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	House	Suburb	Rye
Period-from	01 Jan 2022	to	31 Dec 2022	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.~~

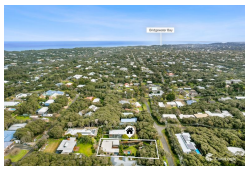
Address of comparable property	Price	Date of sale
25 PERCY STREET RYE VIC 3941	$1,550,000	29-Aug-22

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: 12 January 2023

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25 PERCY STREET RYE VIC 3941 Sold Price **$1,550,000** Sold Date **29-Aug-22**

4 2 6 Distance **0.89km**

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

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