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<br>Including suburb and postcode | 15 Sarazen 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~~ | | or range between | $650,000 | & | $690,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $690,000 | Property type | House | Suburb | Rye |
| Period-from | 01 Apr 2019 | to | 31 Mar 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 |
|---|---|---|
| 42 Florence Drive Rye VIC 3941 | $650,000 | 20-Apr-20 |
| 33 Pasadena Street Rye VIC 3941 | $675,000 | 30-Nov-19 |
| 8 Harold Road Rye VIC 3941 | $690,000 | 09-Nov-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: 28 April 2020

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**42 Florence Drive Rye VIC 3941**

3 2 3

Sold Price RS $650,000 Sold Date 20-Apr-20

Distance 0.61km



**33 Pasadena Street Rye VIC 3941**

5 2 1

Sold Price $675,000 Sold Date 30-Nov-19

Distance 1.08km



**8 Harold Road Rye VIC 3941**

3 1 3

Sold Price $690,000 Sold Date 09-Nov-19

Distance 1.73km

RS = Recent sale UN = Undisclosed Sale

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