Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	6 Mannana Street Rye

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	$695,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

$715,000	$682,000	*House	X	*Unit		Suburb	Rye
Period - From	Feb 2018	to	Nov 2018			Source	Pricefinder

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
97 Dundas Street Rye	$750,000	4 Feb 2018
99 Dundas Street Rye	$731,000	6 Sept 2018
23 Woomera Street Rye	$760,000	23 Sept 2018

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.