Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

R T Edgar Rye – Mike Phillips

Property offered for sale

Address Including suburb and postcode	12 Vistaglen 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	$1,300,000	or range between	$*	&	$

Median sale price

Median price	$691,000	Property type	*House*	Suburb	Rye Vic 3941
Period - From	01/07/2019	to	31/05/2020	Source	CoreLogic

Comparable property sales

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. 13 View Road Rye Vic 3941	$1,312,500	Feb 2020
2. 2465 Point Nepean Road Rye Vic 3941	$1,375,000	Feb 2020
3. 13-15 Bruce Street Rye Vic 3941	$1,200,000	June 2020

This Statement of Information was prepared on: 29th of June 2020