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	119 Dundas 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	$890,000	&	$979,000

Median sale price

Median price	$800,000	Property type	*House*	Suburb	RYE VIC 3941
Period - From	Dec 2019	to	Dec 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 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 9 Galilee Court, Rye	$1,035,000	09 Feb 2021
2 403 Browns Road, Rye	$905,000	27 Nov 2020
3 2 Alexandra Crescent, Rye	$1,050,000	8 Oct 2020

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: 31st March 2021