RT Edgar

STATEMENT OF INFORMATION

10 January 2021

Property offered for sale

(

9 Felecia 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, and delete this sentence)

Single price $ **OR** Range between $ 975,000 & $1,050,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price $778,000 House X Unit Suburb Rye Vic 3941

Period - From 1st of Jan 2020 to 31st December 2020 Source Core Logic

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Rye estate agent and Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1 Eugenia Street Rye Vic 3941	$ 965,000	03/12/2020
2 27 Valentine Street Rye Vic 3941	$ 1,180,000	19 /12/2020
3 23 Woomera St Rye Vic 3941	$ 1,000,000	18 / 12 /2020