Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

28 Tunbridge Street Rhyll VIC 3923

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	\$930,000	&	\$990,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$520,000	Prop	perty type Ho		House	Suburb	Rhyll
Period-from	01 Nov 2018	to	31 Oct 2019		Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	
4 Underdown Court Rhyll VIC 3923	\$1,080,000	26-May-18	
3 McIlwraith Road Rhyll VIC 3923	\$975,000	19-Nov-19	
94A The Esplanade Surf Beach VIC 3922	\$1,050,000	23-Oct-18	

OR

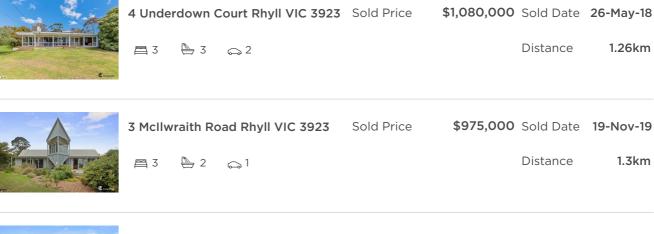
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 November 2019



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94A Th 3922	e Espla	nade Surf Beach VIC	Sold Price	\$1,050,000	Sold Date	23-Oct-18
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RS = Recent sale UN = Undisclosed Sale

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