

## 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

6 Beryl Place Rye VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,575,000

&

\$1,675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Rye

Period-from

01 Oct 2018

to

30 Sep 2019

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 6 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

Address of comparable property	Price	Date of sale
9 Elaine Road Rye VIC 3941	\$1,500,000	06-Sep-19

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 6 months.

This Statement of Information was prepared on: 15 October 2019

**9 Elaine Road Rye VIC 3941**Sold Price **\$1,500,000** Sold Date **06-Sep-19**

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Distance **0.57km****RS** = Recent sale      **UN** = Undisclosed Sale

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