

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

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 38 WONDAREE STREET RYE, VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$570,000

&

\$620,000

Median sale price

Median price \$705,000

House

Suburb RYE, VIC 3941

Period - From 1 Mar 2018 to 28 Feb 2019

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: 65 MICHEAL STREET RYE	\$600,000	30 March 2019
2: 5 PERCY STREET RYE	\$605,000	23 April 2019
3: 26 COORAMINTA ROAD RYE	\$665,000	13 May 2019