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

22		COURT		DVE		20/1
JΖ	DUNLA	COURT	3001H	RIE	VIC	3941

Indicative selling price

Period-from

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

Single Price		or rang betwee	<u>' 511/5000</u>	&	\$1,275,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,085,000	Property type	House	Suburb	Rye				

31 Oct 2023

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

01 Nov 2022

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.

to

Address of comparable property	Price	Date of sale
6 ROSYTH ROAD RYE VIC 3941	\$1,610,000	27-Sep-23
24 WARGUNDY AVENUE RYE VIC 3941	\$1,160,000	23-Oct-23
45 GOLF PARADE RYE VIC 3941	\$1,050,000	22-Aug-23

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: 08 November 2023

Source



Corelogic

consumer.vic.gov.au

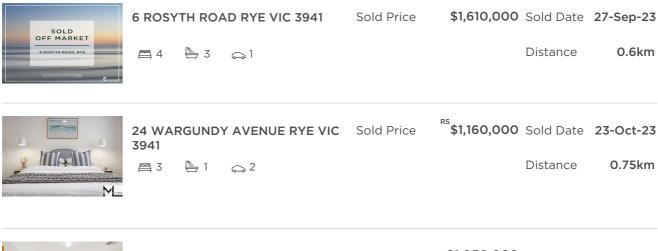


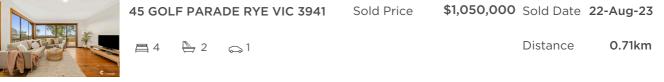
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RS = Recent sale UN = Undisclosed Sale

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