Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| ile | | | | | | |
|---|---|--|---|--|--|---|
| 54 MURRAY STREET RYE VIC 3941 | | | | | | |
| | | | | | | |
| ce see consumer.vi | c.gov.aı | u/underquoting (| *Delete sing | gle pric | e or range a | is applicable) |
| | | or range between | 5 51400 | | & | \$1,540,000 |
| oplicable) | | | | | | |
| \$1,085,000 | Property type I | | House | House | | Rye |
| 01 Oct 2022 | to | to 30 Sep 2023 So | | 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 | | | | | | |
| Toperty | | | | Title | | Date of Sale |
| | pplicable) \$1,085,000 01 Oct 2022 sales (*Delete Arproperties sold with ont's representative | 54 MURRAY STREE ce see consumer.vic.gov.arc pplicable) \$1,085,000 Prop 01 Oct 2022 to sales (*Delete A or B In properties sold within two ont's representative considerations. | 54 MURRAY STREET RYE VIC 394 ce see consumer.vic.gov.au/underquoting (| 54 MURRAY STREET RYE VIC 3941 ce see consumer.vic.gov.au/underquoting (*Delete sing or range between \$1,400, pplicable) \$1,085,000 Property type House 01 Oct 2022 to 30 Sep 2023 Separates (*Delete A or B below as applicable) reproperties sold within two kilometres of the property for the representative considers to be most comparable to | the see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,400,000 pplicable) \$1,085,000 Property type House 01 Oct 2022 to 30 Sep 2023 Source sales (*Delete A or B below as applicable) **properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale in the price of the price of the property for sale in the price of the price of the price of the property for sale in the price of the pri | 54 MURRAY STREET RYE VIC 3941 be see consumer.vic.gov.au/underquoting (*Delete single price or range at or range between \$1,400,000 & poplicable) \$1,085,000 Property type House Suburb 01 Oct 2022 to 30 Sep 2023 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's property for sale |

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: 28 October 2023



В*