

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

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 &

Median sale price

Median price Property type Suburb
Period - From to Source

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 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
12 Valentine Street Rye	\$765,000	25 th Oct 2023
12 Wondaree Street Rye	\$813,000	21 st Nov 2023
66 Wondaree Street, Rye	\$800,000	30 th Oct 2023

This Statement of Information was prepared on: