

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 Angela Court Rye VIC 3941

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

\$1,550,000

&

\$1,695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Rye

Period-from

01 Jun 2020

to

31 May 2021

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

1 Tanderra Street Rye VIC 3941	\$1,650,000	20-May-21
40 Evans Street Rye VIC 3941	\$1,650,000	28-Jan-21
90 Canterbury Jetty Road Blairgowrie VIC 3942	\$1,625,000	15-Jan-21

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: 12 June 2021



1 Tanderra Street Rye VIC 3941

Sold Price ^{RS} **\$1,650,000** Sold Date **20-May-21**

 3  3  3

Distance **1.09km**



40 Evans Street Rye VIC 3941

Sold Price **\$1,650,000** Sold Date **28-Jan-21**

 4  2  2

Distance **1.44km**



**90 Canterbury Jetty Road
Blairgowrie VIC 3942**

Sold Price **\$1,625,000** Sold Date **15-Jan-21**

 3  2  4

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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