

## 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

27 Weir Street Rye VIC 3941

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Rye

Period-from

01 Apr 2019

to

31 Mar 2020

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

9 Hunt Avenue Rye VIC 3941	\$805,000	01-Feb-20
4 Shirlow Avenue Rye VIC 3941	-	01-Nov-19
7 Moody Street Rye VIC 3941	\$720,000	21-Jan-20

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.~~

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### 9 Hunt Avenue Rye VIC 3941

Sold Price **\$805,000** Sold Date **01-Feb-20**

 3  1  3

Distance **0.29km**



### 4 Shirlow Avenue Rye VIC 3941

Sold Price - Sold Date **01-Nov-19**

 3  1  1

Distance **0.81km**



### 7 Moody Street Rye VIC 3941

Sold Price **\$720,000** Sold Date **21-Jan-20**

 3  1  3

Distance **2.05km**

RS = Recent sale UN = Undisclosed Sale

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