

## 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

26 Hibiscus Grove 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

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$853,000

Property type

House

Suburb

Rye

Period-from

01 Jul 2020

to

30 Jun 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

5 Merchant Street Rye VIC 3941	\$935,000	22-May-21
13 Fern Grove Rye VIC 3941	\$960,000	01-Mar-21
17 Hardy Street Rye VIC 3941	\$960,000	04-Feb-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: 20 July 2021



**5 Merchant Street Rye VIC 3941**

Sold Price **\$935,000** Sold Date **22-May-21**

 3  1  1

Distance **0.38km**



**13 Fern Grove Rye VIC 3941**

Sold Price **\$960,000** Sold Date **01-Mar-21**

 3  2  3

Distance **0.44km**



**17 Hardy Street Rye VIC 3941**

Sold Price Sold Date **04-Feb-21**

 3  2  2

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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