

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

8 MARKET STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Rye

Period-from

01 Jan 2022

to

31 Dec 2022

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 DOE STREET RYE VIC 3941	\$880,000	28-Oct-22
28 THOMSON TERRACE RYE VIC 3941	\$832,000	22-Oct-22
3 FRANCIS STREET RYE VIC 3941	\$850,000	23-Dec-22

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 January 2023



1 DOE STREET RYE VIC 3941

Sold Price

\$880,000

Sold Date

28-Oct-22



4



2



2

Distance

0.69km



28 THOMSON TERRACE RYE VIC 3941

Sold Price

\$832,000

Sold Date

22-Oct-22



3



1



-

Distance

0.71km



3 FRANCIS STREET RYE VIC 3941

Sold Price

^{RS} **\$850,000**

Sold Date

23-Dec-22



3



1



2

Distance

0.98km



35 DOE STREET RYE VIC 3941

Sold Price

\$800,000

Sold Date

03-Dec-22



3



1



2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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