

## 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

24 MARSHALL STREET RYE VIC 3941

### Indicative selling price

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

Single Price

or range  
between

\$2,750,000

&

\$2,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Land

Suburb

Rye

Period-from

01 Mar 2023

to

29 Feb 2024

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

30 SHEILA STREET RYE VIC 3941

\$2,100,000

12-Sep-23

5 BLAKISTON GROVE RYE VIC 3941

\$2,135,000

07-Dec-23

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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**30 SHEILA STREET RYE VIC 3941**

Sold Price

**\$2,100,000**

Sold Date

**12-Sep-23**

5 3 4

Distance

**0.48km**



**5 BLAKISTON GROVE RYE VIC 3941**

Sold Price

**\$2,135,000**

Sold Date

**07-Dec-23**

4 2 7

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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