

## 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

10 LYONS 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

\$1,680,000

&

\$1,795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 Oct 2023

to

30 Sep 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

7 LYONS STREET RYE VIC 3941	\$1,800,000	22-Sep-24
5 LYONS STREET RYE VIC 3941	\$1,550,000	18-Nov-23
31 OZONE STREET RYE VIC 3941	\$2,030,000	30-Jul-24

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: 04 October 2024

# SHORELINE

REAL ESTATE

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**7 LYONS STREET RYE VIC 3941**

Sold Price <sup>RS</sup> **\$1,800,000** Sold Date **22-Sep-24**

 4  2  2

Distance **0.1km**



**5 LYONS STREET RYE VIC 3941**

Sold Price **\$1,550,000** Sold Date **18-Nov-23**

 4  2  3

Distance **0.12km**



**31 OZONE STREET RYE VIC 3941**

Sold Price <sup>RS</sup> **\$2,030,000** Sold Date **30-Jul-24**

 4  2  2

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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