

## 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 WARATAH 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 Mar 2021

to

28 Feb 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

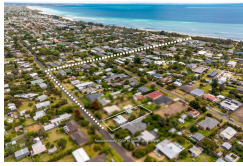
Date of sale

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 12 WARATAH STREET RYE VIC 3941           | \$1,030,000 | 05-Mar-22 |
| 61 WILLIAMSON STREET TOOTGAROOK VIC 3941 | \$1,130,000 | 25-Feb-22 |
| 13 HILL STREET RYE VIC 3941              | \$1,130,000 | 16-Oct-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: 18 March 2022



**12 WARATAH STREET RYE VIC 3941**

 3  2  2

Sold Price <sup>RS</sup> **\$1,030,000** <sup>UN</sup> Sold Date **05-Mar-22**

Distance **0.14km**



**61 WILLIAMSON STREET TOOTGAROOK VIC 3941**

 3  2  2

Sold Price <sup>RS</sup> **\$1,130,000** <sup>UN</sup> Sold Date **25-Feb-22**

Distance **0.63km**



**13 HILL STREET RYE VIC 3941**

 3  2  1

Sold Price **\$1,130,000** Sold Date **16-Oct-21**

Distance **1.74km**

**RS** = Recent sale **UN** = Undisclosed Sale

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