

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

16 ROBIN PARADE 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,000

Property type

House

Suburb

Rye

Period-from

01 Aug 2022

to

31 Jul 2023

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

4 BERNARD ROAD RYE VIC 3941	\$1,355,000	01-Apr-23
169 MELBOURNE ROAD RYE VIC 3941	\$1,100,000	30-Mar-23
19 PERCY STREET RYE VIC 3941	\$1,205,000	11-Mar-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.~~

This Statement of Information was prepared on: 03 August 2023

SHORELINE

REAL ESTATE

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4 BERNARD ROAD RYE VIC 3941

Sold Price

\$1,355,000

Sold Date

01-Apr-23



3



2



2

Distance

0.83km



169 MELBOURNE ROAD RYE VIC 3941

Sold Price

\$1,100,000

Sold Date

30-Mar-23



3



2



2

Distance

0.97km



19 PERCY STREET RYE VIC 3941

Sold Price

\$1,205,000

Sold Date

11-Mar-23



3



2



4

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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