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	13 DOE 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	$950,000	&	$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,085,000	Property type	House	Suburb	Rye
Period-from	01 Sep 2022	to	31 Aug 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
23 HOLDEN ROAD RYE VIC 3941	$1,003,500	29-Jul-23
40 ANTHONY COURT RYE VIC 3941	$1,050,000	07-Sep-23
30 WOLLERT STREET RYE VIC 3941	$960,000	15-Jul-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: 19 September 2023

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23 HOLDEN ROAD RYE VIC 3941

4 2 2

Sold Price RS $1,003,500 Sold Date 29-Jul-23

Distance 0.45km

40 ANTHONY COURT RYE VIC 3941

3 1 2

Sold Price RS $1,050,000 Sold Date 07-Sep-23

Distance 1.02km

30 WOLLERT STREET RYE VIC 3941

3 2 4

Sold Price $960,000 Sold Date 15-Jul-23

Distance 1.71km

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

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