# 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

23 MURRAY 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 rang betwee		\$745,000	&	\$790,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$1,025,000	Prop	erty type	House		Suburb	Rye
Period-from	01 Feb 2024	to	31 Jan 20	025	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 RAINBOW COURT RYE VIC 3941	\$780,000	24-Oct-24
10 HAWAII COURT RYE VIC 3941	\$810,000	11-Dec-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: 07 February 2025



consumer.vic.gov.au

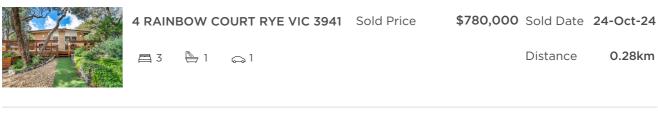


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RS = Recent sale UN = Undisclosed Sale

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