

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

1/30 WEIR 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,750

Property type

Unit

Suburb

Rye

Period-from

01 Aug 2021

to

31 Jul 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

6/30 WEIR STREET RYE VIC 3941	\$690,000	05-Aug-21
5/20 SULLIVAN STREET RYE VIC 3941	\$640,000	30-Sep-21
11/2475 POINT NEPEAN ROAD RYE VIC 3941	\$670,000	11-Apr-22

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 August 2022

SHORELINE

REAL ESTATE

Jim Arvanitakis

P 0359850000

M 0416267803

E jim.arvanitakis@eview.com.au



6/30 WEIR STREET RYE VIC 3941

Sold Price

\$690,000

Sold Date

05-Aug-21

 2

 1

 1

Distance

0.07km



5/20 SULLIVAN STREET RYE VIC 3941

Sold Price

\$640,000

Sold Date

30-Sep-21

 2

 1

 1

Distance

0.21km



11/2475 POINT NEPEAN ROAD RYE VIC 3941

Sold Price

\$670,000

Sold Date

11-Apr-22

 2

 1

 1

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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