

Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

97 AVON ROAD, RYE, VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,490,000

&

\$1,639,000

Median sale price

Median price

\$1,050,243

Property Type

House

Suburb

RYE

Period - From

10/04/24

to

10/04/25

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

| | | |
|-------------------------------|-------------|-------------|
| 128 AVON ROAD, RYE, VIC 3941 | \$1,485,000 | 12 Apr 2024 |
| 10 GULL COURT, RYE, VIC 3941 | \$1,725,000 | 22 Mar 2024 |
| 10 HETTY COURT, RYE, VIC 3941 | \$1,750,000 | 23 Feb 2023 |

This Statement of Information was prepared on: 10/01/2025