

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

5 LOUISE 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Rye

Period-from

01 Mar 2024

to

28 Feb 2025

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

3 RODNEY STREET RYE VIC 3941	\$800,000	31-Dec-24
25 WALBROOK ROAD RYE VIC 3941	\$730,000	18-Dec-24
17 ROSLYN AVENUE RYE VIC 3941	\$800,000	29-Jan-25

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: 18 March 2025



3 RODNEY STREET RYE VIC 3941

Sold Price

\$800,000

Sold Date

31-Dec-24



3



1



1

Distance

0.52km



25 WALBROOK ROAD RYE VIC 3941

Sold Price

\$730,000

Sold Date

18-Dec-24



3



1



1

Distance

0.69km



17 ROSLYN AVENUE RYE VIC 3941

Sold Price

\$800,000

Sold Date

29-Jan-25



3



1



2

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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