

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

35 MICHAEL 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,056,000

Property type

House

Suburb

Rye

Period-from

01 Jan 2024

to

31 Dec 2024

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

39 CENTRE DRIVE RYE VIC 3941	\$880,000	31-Oct-24
76 MILTON ROAD RYE VIC 3941	\$880,000	10-Dec-24
9 PHILLIPA STREET BLAIRGOWRIE VIC 3942	\$919,200	18-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: 12 January 2025



39 CENTRE DRIVE RYE VIC 3941

Sold Price

\$880,000

Sold Date

31-Oct-24

3 2 1

Distance

0.27km



76 MILTON ROAD RYE VIC 3941

Sold Price

^{RS} **\$880,000**

Sold Date

10-Dec-24

3 2 2

Distance

0.5km



9 PHILLIPA STREET BLAIRGOWRIE VIC 3942

Sold Price

^{RS} **\$919,200**

Sold Date

18-Dec-24

3 1 1

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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