

## 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

162 DUNDAS STREET RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$715,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,152,000

Property type

House

Suburb

Rye

Period-from

01 May 2022

to

30 Apr 2023

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

5 TOAGARA STREET RYE VIC 3941	\$725,000	28-Apr-23
49 MELBOURNE ROAD RYE VIC 3941	\$710,000	24-Jan-23
48 PASADENA STREET RYE VIC 3941	\$750,000	29-Mar-23

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: 31 May 2023



**5 TOAGARA STREET RYE VIC 3941** Sold Price <sup>RS</sup> **\$725,000** Sold Date **28-Apr-23**

 3  1  2

Distance **0.49km**



**49 MELBOURNE ROAD RYE VIC 3941** Sold Price **\$710,000** Sold Date **24-Jan-23**

 3  1  -

Distance **1.15km**



**48 PASADENA STREET RYE VIC 3941** Sold Price **\$750,000** Sold Date **29-Mar-23**

 3  1  1

Distance **1.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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