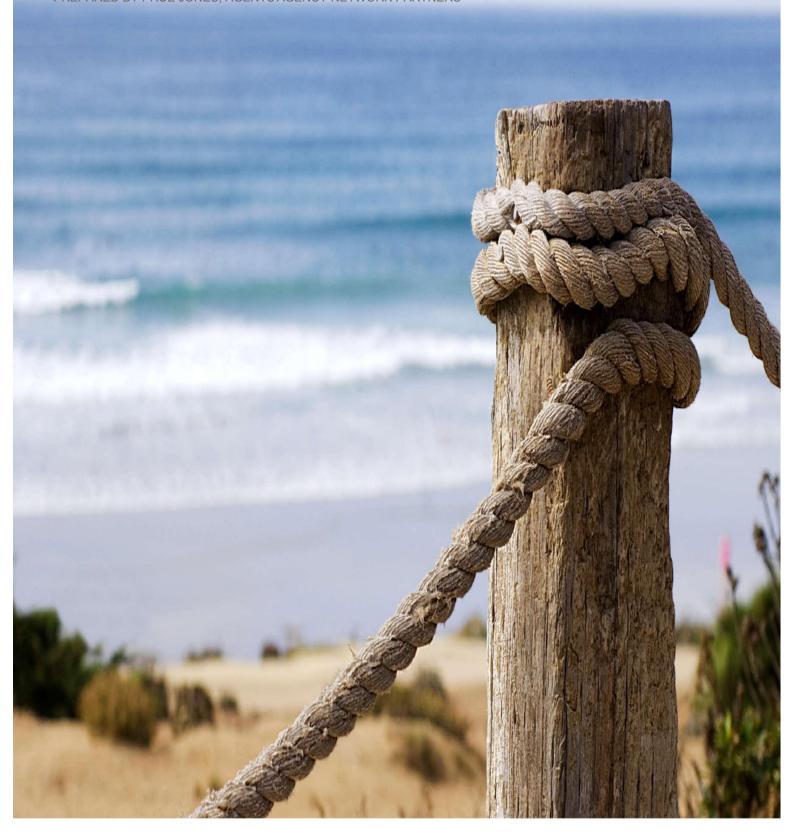
STATEMENT OF INFORMATION

17 MARMION STREET, RYE, VIC 3941

PREPARED BY PRUE JONES, AGENTS'AGENCY NETWORK PARTNERS







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 MARMION STREET, RYE, VIC 3941







Indicative Selling Price

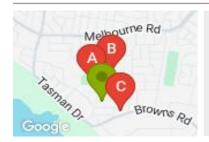
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$825,000 to \$900,000

Provided by: Prue Jones, Agents'Agency Network Partners

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$1,050,000

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



7 OMAR ST, RYE, VIC 3941







Sale Price

*\$865,000

Sale Date: 05/12/2024

Distance from Property: 303m





54 LANDRA ST, RYE, VIC 3941





Sale Price

\$1,000,000

Sale Date: 25/08/2024

Distance from Property: 420m





514 BROWNS RD, RYE, VIC 3941



Sale Price

\$750,000

Sale Date: 22/08/2024

Distance from Property: 268m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

17 MARMION STREET, RYE, VIC 3941

Indicative selling price

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

Price Range: \$825,000 to \$900,000

Median sale price

Median price	\$1,050,000	Property type	House		Suburb	RYE
Period	01 January 2024 to 31 December 2024		Source	pricefinder		_ _

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 OMAR ST, RYE, VIC 3941	*\$865,000	05/12/2024
54 LANDRA ST, RYE, VIC 3941	\$1,000,000	25/08/2024
514 BROWNS RD, RYE, VIC 3941	\$750,000	22/08/2024

This Statement of Information was prepared on:

05/02/2025

