

## 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

4 OBSERVATION DRIVE 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

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 Aug 2023

to

31 Jul 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 31 LOCKSLEY ROAD RYE VIC 3941     | \$1,030,000 | 27-Mar-24 |
| 8 LOCKSLEY ROAD RYE VIC 3941      | \$868,000   | 09-Jul-24 |
| 39 OBSERVATION DRIVE RYE VIC 3941 | \$1,000,000 | 02-Jul-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.~~

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**31 LOCKSLEY ROAD RYE VIC 3941** Sold Price **\$1,030,000** Sold Date **27-Mar-24**

3 2 -

Distance **0.11km**



**8 LOCKSLEY ROAD RYE VIC 3941** Sold Price <sup>RS</sup> **\$868,000** Sold Date **09-Jul-24**

3 1 2

Distance **0.2km**



**39 OBSERVATION DRIVE RYE VIC 3941** Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **02-Jul-24**

4 2 2

Distance **0.25km**

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

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