

Comparable Sales

Final Preview

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

15 ROSLYN AVENUE 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,500

Property type

House

Suburb

Rye

Period-from

01 Apr 2024

to

31 Mar 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
18 LUCIEN ROAD RYE VIC 3941	\$1,550,000	19-Feb-25
2 GRANT STREET BLAIRGOWRIE VIC 3942	\$1,400,000	11-Feb-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.

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Danielle Anderson
M 0409702494
E sales@indigopm.com.au



18 LUCIEN ROAD RYE VIC 3941

Sold Price ^{RS} \$1,550,000 Sold Date 19-Feb-25

5 3 2

Distance 0.68km



2 GRANT STREET BLAIRGOWRIE VIC 3942

Sold Price \$1,400,000 Sold Date 11-Feb-25

5 3 2

Distance 0.96km

RS = Recent sale UN = Undisclosed Sale

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