

## 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

24 TOAGARA STREET RYE VIC 3941

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Rye

Period-from

01 Jun 2021

to

31 May 2022

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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 71 WONDAREE STREET RYE VIC 3941 | \$865,000 | 27-May-22 |
| 26 GEORGE STREET RYE VIC 3941   | \$890,000 | 12-Apr-22 |
| 13 LOONGANA STREET RYE VIC 3941 | \$895,500 | 16-Apr-22 |

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: 20 June 2022



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**71 WONDAREE STREET RYE VIC 3941**

Sold Price

<sup>RS</sup> **\$865,000** Sold Date **27-May-22**

3 1 2

Distance **0.81km**



**26 GEORGE STREET RYE VIC 3941**

Sold Price

**\$890,000** Sold Date **12-Apr-22**

3 1 2

Distance **0.44km**



**13 LOONGANA STREET RYE VIC 3941**

Sold Price

**\$895,500** Sold Date **16-Apr-22**

3 1 2

Distance **0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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