

## 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

7 VICTOR AVENUE 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

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Land

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

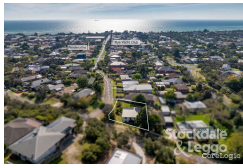
Date of sale

8 LOCKSLEY ROAD RYE VIC 3941	\$868,000	09-Jul-24
20 SUSSEX ROAD RYE VIC 3941	\$850,000	18-Apr-24
13 WARATAH STREET RYE VIC 3941	\$920,000	21-Feb-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.~~

This Statement of Information was prepared on: 19 August 2024



**8 LOCKSLEY ROAD RYE VIC 3941**

Sold Price

<sup>RS</sup> **\$868,000**

Sold Date

**09-Jul-24**

 3  1  2

Distance

**0.91km**



**20 SUSSEX ROAD RYE VIC 3941**

Sold Price

**\$850,000**

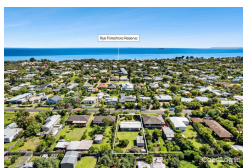
Sold Date

**18-Apr-24**

 3  2  4

Distance

**0.41km**



**13 WARATAH STREET RYE VIC 3941**

Sold Price

**\$920,000**

Sold Date

**21-Feb-24**

 2  1  2

Distance

**1.19km**

RS = Recent sale

UN = Undisclosed Sale

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