

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 VALENTINE STREET 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

\$995,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Rye

Period-from

01 Feb 2022

to

31 Jan 2023

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

6 FAIRWAY DRIVE RYE VIC 3941	\$1,020,000	05-Nov-22
14 STRATHEDEN COURT RYE VIC 3941	\$1,050,000	02-Nov-22
3 BACHLI STREET RYE VIC 3941	\$1,070,000	21-Oct-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: 10 February 2023


6 FAIRWAY DRIVE RYE VIC 3941

Sold Price

\$1,020,000

Sold Date

05-Nov-22
 3
  1
  2

Distance

0.42km

14 STRATHEDEN COURT RYE VIC 3941

Sold Price

\$1,050,000

Sold Date

02-Nov-22
 3
  1
  4

Distance

1.38km

3 BACHLI STREET RYE VIC 3941

Sold Price

\$1,070,000

Sold Date

21-Oct-22
 3
  2
  1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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