

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

48-52 WHITE CLIFFS ROAD 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

\$1,950,000

&

\$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,152,000

Property type

Other

Suburb

Rye

Period-from

01 Jun 2022

to

31 May 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

10-12 VIEW ROAD RYE VIC 3941	\$2,700,000	29-Jun-22
24-28 WHITE CLIFFS ROAD RYE VIC 3941	\$1,950,000	02-Mar-23

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: 06 June 2023

SHORELINE

REAL ESTATE

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10-12 VIEW ROAD RYE VIC 3941

Sold Price

\$2,700,000

Sold Date

29-Jun-22



4



3



2

Distance

0.39km



**24-28 WHITE CLIFFS ROAD RYE
VIC 3941**

Sold Price

^{RS}**\$1,950,000**^{UN}

Sold Date

02-Mar-23



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Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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