

## 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

36 FLORENCE DRIVE 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

\$1,090,000

&

\$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,056,000

Property type

House

Suburb

Rye

Period-from

01 Jan 2024

to

31 Dec 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

58 MURRAY STREET RYE VIC 3941	\$1,200,000	26-Sep-24
6 JEDDA STREET RYE VIC 3941	\$1,090,000	20-Aug-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: 22 January 2025

**58 MURRAY STREET RYE VIC 3941** Sold Price <sup>RS</sup> **\$1,200,000** <sup>UN</sup> Sold Date **26-Sep-24**

3 2 2

Distance **0.66km****6 JEDDA STREET RYE VIC 3941** Sold Price **\$1,090,000** Sold Date **20-Aug-24**

3 2 1

Distance **1.87km****RS** = Recent sale      **UN** = Undisclosed Sale

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