

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

3/2475 POINT NEPEAN 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,250

Property type

Unit

Suburb

Rye

Period-from

01 Sep 2021

to

31 Aug 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

11/2475 POINT NEPEAN ROAD RYE VIC 3941	\$670,000	11-Apr-22
1/30 WEIR STREET RYE VIC 3941	\$720,000	19-Aug-22
3/52 LYONS STREET RYE VIC 3941	\$671,500	25-Jan-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 September 2022

SHORELINE

REAL ESTATE

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11/2475 POINT NEPEAN ROAD RYE VIC 3941 Sold Price **\$670,000** Sold Date **11-Apr-22**

2 1 1

Distance **0.02km**



1/30 WEIR STREET RYE VIC 3941 Sold Price ^{RS} **\$720,000** Sold Date **19-Aug-22**

2 1 1

Distance **0.93km**



3/52 LYONS STREET RYE VIC 3941 Sold Price **\$671,500** Sold Date **25-Jan-22**

2 1 1

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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