## 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 WALBROOK ROAD RYE VIC 3941

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Single Price  |             | or rang<br>betwee | 5 <u>8890.000</u> | &      | \$950,000 |  |  |
|---|-------------|-------------------|-------------------|--------|-----------|--|--|
| <b>Median sale price</b><br>(*Delete house or unit as applicable) |             |                   |                   |        |           |  |  |
| Median Price  | \$1,200,000 | Property type     | House             | Suburb | Rye       |  |  |

31 Jul 2022

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Aug 2021

**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.

to

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 37 VALENTINE STREET RYE VIC 3941 | \$1,055,000 | 12-Apr-22    |
| 41 ROSLYN AVENUE RYE VIC 3941    | \$1,010,000 | 03-Jul-22    |
| 46 PARSON STREET RYE VIC 3941    | \$1,075,000 | 07-Apr-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: 08 August 2022



Corelogic

consumer.vic.gov.au

# S H O R E L I N E

Distance

0.74km

0.47km

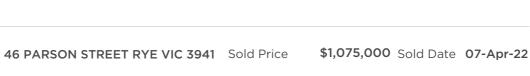
RE

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- P 0359850000
- M 0405048506
- E silva.mcleod@eview.com.au



| 37 VALENTINE STREET RYE VIC<br>3941 | Sold Price | \$1,055,000               | Sold Date | 12-Apr-22 |
|-------------------------------------|------------|---------------------------|-----------|-----------|
| 酉4 №1 ⇔1                            |            |                           | Distance  | 0.21km    |
| 41 ROSLYN AVENUE RYE VIC 3941       | Sold Price | <sup>RS</sup> \$1,010,000 | Sold Date | 03-Jul-22 |







| <b>2</b> | ے 1 | □ 1 |  | Distance |
|----------|-----|-----|--|----------|

#### RS = Recent sale UN = Undisclosed Sale

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