

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

8 ELAINE 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

\$1,945,000

&

\$1,995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Rye

Period-from

01 Apr 2022

to

31 Mar 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

9 MARCIA AVENUE RYE VIC 3941	\$2,005,000	28-Nov-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.

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9 MARCIA AVENUE RYE VIC 3941
Sold Price
\$2,005,000
Sold Date
28-Nov-22

4

2

2

Distance
0.21km

RS = Recent sale
UN = Undisclosed Sale

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