

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

5/20 Sullivan Street 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

\$599,000

&

\$658,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,000

Property type

Unit

Suburb

Rye

Period-from

01 Sep 2020

to

31 Aug 2021

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

6/30 Weir Street Rye VIC 3941	\$690,000	24-Aug-21
6/25 Ozone Street Rye VIC 3941	\$635,000	08-Jun-20
1/2 Daly Avenue Rye VIC 3941	\$640,000	25-Jan-21

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: 04 September 2021



6/30 Weir Street Rye VIC 3941

Sold Price

^{RS}

\$690,000

Sold Date

24-Aug-21

 2

 1

 1

Distance

0.16km



6/25 Ozone Street Rye VIC 3941

Sold Price

\$635,000

Sold Date

08-Jun-20

 3

 2

 2

Distance

0.4km



1/2 Daly Avenue Rye VIC 3941

Sold Price

\$640,000

Sold Date

25-Jan-21

 3

 2

 1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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