

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

34 STRATHMORE 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

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 Mar 2021

to

28 Feb 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

47 SUSSEX ROAD RYE VIC 3941	\$950,500	11-Feb-22
25 TIMMINS CRESCENT RYE VIC 3941	\$930,000	12-Mar-22
8 WYENA STREET RYE VIC 3941	\$865,000	26-Feb-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: 21 March 2022



47 SUSSEX ROAD RYE VIC 3941

Sold Price

^{RS} **\$950,500**

Sold Date

11-Feb-22

 3
  1
  2

Distance

0.82km



25 TIMMINS CRESCENT RYE VIC 3941

Sold Price

^{RS} **\$930,000**

Sold Date

12-Mar-22

 3
  2
  2

Distance

0.43km



8 WYENA STREET RYE VIC 3941

Sold Price

^{RS} **\$865,000**

Sold Date

26-Feb-22

 3
  1
  3

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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