

## 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

37-39 HEYFIELD ROAD RYE VIC 3941

### Indicative selling price

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

Single Price

or range  
between

\$1,800,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,056,000

Property type

House

Suburb

Rye

Period-from

01 Jan 2024

to

31 Dec 2024

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

67-69 GLENVUE ROAD RYE VIC 3941	\$1,880,000	13-Nov-24
110 HEYFIELD ROAD RYE VIC 3941	\$1,950,000	08-Oct-24

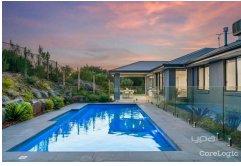
OR

**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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**67-69 GLENVUE ROAD RYE VIC 3941**

Sold Price **\$1,880,000** Sold Date **13-Nov-24**

5 2 2

Distance **0.62km**



**110 HEYFIELD ROAD RYE VIC 3941**

Sold Price **\$1,950,000** Sold Date **08-Oct-24**

- - -

Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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