

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

26 Observation Drive, Rye, Vic 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$1,035,000

&

\$1,095,000

Median sale price

Median price

\$1,055,000

Property type

House

Suburb

Rye

Period - From

01/04/2024

to

30/06/2024

Source



PropTrack

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 six 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
24 Strathmore Street, Rye, VIC 3941	\$1,105,000	27/04/2024
10 Carlton Court, Rye, VIC 3941	\$1,056,000	17/06/2024
31 Locksley Road, Rye, VIC 3941	\$1,030,000	27/03/2024

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 six months.

This Statement of Information was prepared on: 08/07/2024