

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

9 MARIANNE AVENUE 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

\$2,275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,097,500

Property type

House

Suburb

Rye

Period-from

01 Apr 2023

to

31 Mar 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

27 MUNGALA CRESCENT BLAIRGOWRIE VIC 3942	\$2,274,500	28-Mar-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.

This Statement of Information was prepared on: 13 April 2024



**27 MUNGALA CRESCENT
BLAIRGOWRIE VIC 3942**

 4  2  2

Sold Price ^{RS} **\$2,274,500** ^{UN} Sold Date **28-Mar-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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