

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

4 COMO 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Rye

Period-from

01 Feb 2022

to

31 Jan 2023

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

9-11 COMO AVENUE RYE VIC 3941	\$750,000	30-Dec-22
60 MARSHALL STREET RYE VIC 3941	-	15-Dec-22
11 CRESTVIEW COURT RYE VIC 3941	\$790,000	08-Dec-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: 27 February 2023



9-11 COMO AVENUE RYE VIC 3941 Sold Price ^{RS} **\$750,000** Sold Date **30-Dec-22**
 3 1 - Distance **0.09km**



60 MARSHALL STREET RYE VIC 3941 Sold Price ^{RS UN} **-** Sold Date **15-Dec-22**
 3 2 1 Distance **0.38km**



11 CRESTVIEW COURT RYE VIC 3941 Sold Price **\$790,000** Sold Date **08-Dec-22**
 3 1 - Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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