

## 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

2543 POINT NEPEAN 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

\$2,950,000

&

\$3,200,000

### 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

31-33 WHITE CLIFFS ROAD RYE VIC 3941	\$3,400,000	24-Jan-22
3 MOODY STREET RYE VIC 3941	\$2,600,000	12-Feb-22
3 JOHNS DRIVE RYE VIC 3941	\$2,550,000	25-Jan-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.

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**31-33 WHITE CLIFFS ROAD RYE  
VIC 3941**

- - -

Sold Price <sup>RS</sup> **\$3,400,000** <sup>UN</sup> Sold Date **24-Jan-22**

Distance **0.37km**



**3 MOODY STREET RYE VIC 3941**

4 3 3

Sold Price **\$2,600,000** Sold Date **12-Feb-22**

Distance **0.5km**



**3 JOHNS DRIVE RYE VIC 3941**

4 2 2

Sold Price <sup>RS</sup> **\$2,550,000** <sup>UN</sup> Sold Date **25-Jan-22**

Distance **0.46km**

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

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