

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

7 ROSYTH ROAD 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

or range
between

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Land

Suburb

Rye

Period-from

01 Nov 2023

to

31 Oct 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

5 PRENTICE AVENUE RYE VIC 3941	\$825,000	29-Jun-24
65 TOAGARA STREET RYE VIC 3941	\$850,000	08-Aug-24
8 LOCKSLEY ROAD RYE VIC 3941	\$868,000	08-Jul-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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5 PRENTICE AVENUE RYE VIC 3941 Sold Price **\$825,000** Sold Date **29-Jun-24**

3 2 2

Distance **0.74km**



65 TOAGARA STREET RYE VIC 3941 Sold Price **\$850,000** Sold Date **08-Aug-24**

3 2 2

Distance **0.89km**



8 LOCKSLEY ROAD RYE VIC 3941 Sold Price **\$868,000** Sold Date **08-Jul-24**

3 1 2

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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