

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

2563 POINT NEPEAN 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

\$1,295,000

&

\$1,415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Rye

Period-from

01 Mar 2022

to

28 Feb 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

25 JOHNSON AVENUE RYE VIC 3941	\$1,410,000	11-Jan-23
23 FORD STREET RYE VIC 3941	\$1,325,000	29-Oct-22
33 FERN GROVE RYE VIC 3941	\$1,300,000	14-Mar-23

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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25 JOHNSON AVENUE RYE VIC 3941
Sold Price \$1,410,000 Sold Date 11-Jan-23
Distance 0.89km

4 2 2



23 FORD STREET RYE VIC 3941
Sold Price \$1,325,000 Sold Date 29-Oct-22
Distance 1.38km

4 2 1



33 FERN GROVE RYE VIC 3941
Sold Price ^{RS}\$1,300,000 ^{UN} Sold Date 14-Mar-23
Distance 1.48km

4 2 2

RS = Recent sale UN = Undisclosed Sale

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