

## 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

21 GORDON STREET 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

\$890,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,056,000

Property type

House

Suburb

Rye

Period-from

01 Feb 2024

to

31 Jan 2025

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

43 GORDON STREET RYE VIC 3941	\$950,000	26-Sep-24
34 GORDON STREET RYE VIC 3941	\$955,000	05-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.

This Statement of Information was prepared on: 04 February 2025

# SHORELINE

REAL ESTATE

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**43 GORDON STREET RYE VIC 3941** Sold Price **\$950,000** Sold Date **26-Sep-24**

 2  1  2

Distance **0.22km**



**34 GORDON STREET RYE VIC 3941** Sold Price **\$955,000** Sold Date **05-Jul-24**

 3  1  2

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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