

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

31 Felecia Street, Rye, VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$850,000

or range between

&

Median sale price

Median price

\$ 1,100,000

Property type

House

Suburb

RYE

Period - From

11/04/2024

to

10/10/2024

Source

price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	21 Wagstaff Street Rye Vic 3941	\$800,600	11/09/2024
2	3 Elaine Road Rye Vic 3941	\$800,000	17/09/2024
3	10 Lloyd Street Rye Vic 3941	\$820,000	04/09/2024

This Statement of Information was prepared on:

11/10/2024