

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

25 JOHNSON AVENUE 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

\$1,399,000

&

\$1,535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Rye

Period-from

01 Dec 2021

to

30 Nov 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

1 EDGAR STREET RYE VIC 3941	\$1,360,000	22-Jul-22
23 NEVILLE DRIVE RYE VIC 3941	\$1,580,000	04-Nov-22
42 CENTRE DRIVE RYE VIC 3941	\$1,360,000	21-Jul-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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	1 EDGAR STREET RYE VIC 3941	Sold Price	\$1,360,000	Sold Date	22-Jul-22
 3  2  4				Distance	0.34km
	23 NEVILLE DRIVE RYE VIC 3941	Sold Price	\$1,580,000	Sold Date	04-Nov-22
 3  2  2				Distance	0.64km
	42 CENTRE DRIVE RYE VIC 3941	Sold Price	\$1,360,000	Sold Date	21-Jul-22
 3  2  4				Distance	0.72km

RS = Recent sale

 UN = Undisclosed Sale

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