

## 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

80 FLINDERS 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

or range  
between

\$725,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,025,000

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

4 RAINBOW COURT RYE VIC 3941	\$780,000	24-Oct-24
19 NIBLICK STREET RYE VIC 3941	\$820,000	01-Oct-24
27 TINAPHER DRIVE RYE VIC 3941	\$750,000	17-Oct-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: 10 February 2025



**4 RAINBOW COURT RYE VIC 3941** Sold Price **\$780,000** Sold Date **24-Oct-24**

3 1 1

Distance **0.74km**



**19 NIBLICK STREET RYE VIC 3941** Sold Price **\$820,000** Sold Date **01-Oct-24**

3 1 2

Distance **0.14km**



**27 TINAPHER DRIVE RYE VIC 3941** Sold Price **\$750,000** Sold Date **17-Oct-24**

3 1 2

Distance **0.44km**

RS = Recent sale      UN = Undisclosed Sale

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