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

32 DUNLANE COURT SOUTH 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	\$1,185,000	or range between	&	
Median sale price (*Delete house or unit as app	olicable)			
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Median Price	\$1,075,000	Property type		House		Suburb	Rye
Period-from	01 Oct 2023	to	30 Sep 2	2024	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	
114 DUNDAS STREET RYE VIC 3941	\$1,150,000	01-May-24	
16 OBSERVATION DRIVE RYE VIC 3941	\$1,170,000	28-May-24	
59 GRANDVIEW AVENUE RYE VIC 3941	\$1,150,000	02-Aug-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: 24 October 2024



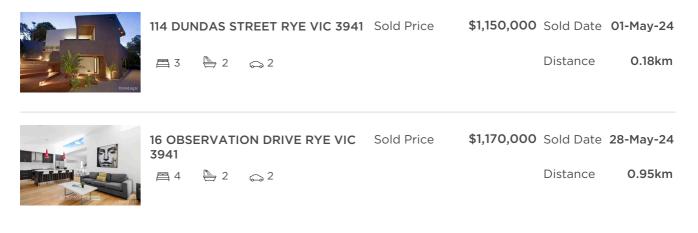
consumer.vic.gov.au



F 3303 0333

М 0493 239 949

 ${\sf E} \ \ {\sf aaron.l} @ stock daleleggo.com.au$





59 GRANDVIEW AVENUE RYE VIC 3941		Sold Price	\$1,150,000	Sold Date	02-Aug-24	
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RS = Recent sale UN = Undisclosed Sale

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