

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

11 Eureka Street 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

House

Suburb

Rye

Period-from

01 Dec 2018

to

30 Nov 2019

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

17 Nautilus Street Rye VIC 3941	\$530,000	18-Aug-19
35 Curran Way Tootgarook VIC 3941	\$580,000	14-May-19
33 Weir Street Rye VIC 3941	\$650,000	30-Jul-19

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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17 Nautilus Street Rye VIC 3941

Sold Price \$530,000 Sold Date 18-Aug-19

 3  1  2

Distance 0.36km



35 Curran Way Tootgarook VIC 3941

Sold Price \$580,000 Sold Date 14-May-19

 3  1  2

Distance 0.7km



33 Weir Street Rye VIC 3941

Sold Price \$650,000 Sold Date 30-Jul-19

 3  1  1

Distance 1.18km

RS = Recent sale UN = Undisclosed Sale

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