

## 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

30 Andrea 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

\$1,375,000

&

\$1,475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rye

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                               |             |           |
|-------------------------------|-------------|-----------|
| 77 Andrea Street Rye VIC 3941 | \$1,450,000 | 12-Mar-21 |
| 77 Dunham Street Rye VIC 3941 | \$1,442,000 | 03-Mar-21 |
| 4 Michelle Court Rye VIC 3941 | \$1,460,000 | 09-Apr-21 |

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: 21 April 2021

|                                                                                   |                                                                                                                                                                                                                                                             |  |            |                                                |           |                  |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------|------------------------------------------------|-----------|------------------|
|  | <b>77 Andrea Street Rye VIC 3941</b>                                                                                                                                                                                                                        |  | Sold Price | <sup>RS</sup> <b>\$1,450,000</b> <sup>UN</sup> | Sold Date | <b>12-Mar-21</b> |
|                                                                                   |  5  2  6 |  |            |                                                | Distance  | <b>0.44km</b>    |
|  | <b>77 Dunham Street Rye VIC 3941</b>                                                                                                                                                                                                                        |  | Sold Price | <sup>RS</sup> <b>\$1,442,000</b>               | Sold Date | <b>03-Mar-21</b> |
|                                                                                   |  4  2  2 |  |            |                                                | Distance  | <b>1.27km</b>    |
|  | <b>4 Michelle Court Rye VIC 3941</b>                                                                                                                                                                                                                        |  | Sold Price | <sup>RS</sup> <b>\$1,460,000</b>               | Sold Date | <b>09-Apr-21</b> |
|                                                                                   |  4  2  3 |  |            |                                                | Distance  | <b>1.92km</b>    |

**RS** = Recent sale      **UN** = Undisclosed Sale

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