

# 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

7 Balook 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)

Range between \$1,300,000

&

\$1,350,000

### Median sale price

Median price \$1,197,500

Property Type House

Suburb Rye

Period - From 01/10/2021

to

30/09/2022

Source REIV

### 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 six 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	12 Tarawill St RYE 3941	\$1,400,000	08/06/2022
2	26 Iolanda St RYE 3941	\$1,305,000	22/08/2022
3	6 Eva St RYE 3941	\$1,120,000	06/06/2022

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 six months.~~

This Statement of Information was prepared on:

17/11/2022 16:27

7 Balook Street, Rye Vic 3941

WHITEFOX

James Hallahan

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**Indicative Selling Price**

\$1,300,000 - \$1,350,000

**Median House Price**

Year ending September 2022: \$1,197,500



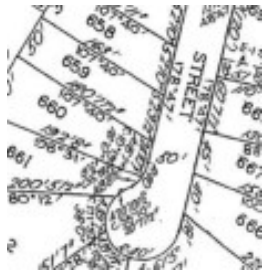
4 2 2

**Property Type:** Land

**Land Size:** 615 sqm approx

**Agent Comments**

## Comparable Properties



**12 Tarawill St RYE 3941 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,400,000

**Method:** Sale

**Date:** 08/06/2022

**Property Type:** House (Res)

**Land Size:** 797 sqm approx



**26 Iolanda St RYE 3941 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,305,000

**Method:** Private Sale

**Date:** 22/08/2022

**Property Type:** House

**Land Size:** 650 sqm approx



**6 Eva St RYE 3941 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,120,000

**Method:** Sale

**Date:** 06/06/2022

**Property Type:** House (Res)

**Land Size:** 556 sqm approx

**Account - Whitefox Real Estate** | P: 96459699



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