

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

25 BALLABIL 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

\$955,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,098,500

Property type

House

Suburb

Rye

Period-from

01 Mar 2023

to

29 Feb 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

42 LYONS STREET RYE VIC 3941	\$1,005,000	22-Feb-24
47 HYGEIA STREET RYE VIC 3941	\$1,025,000	16-Oct-23
25 INALA STREET RYE VIC 3941	\$1,045,000	12-Jan-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.~~

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Tim Bradler

P 03 5988 9095

M 0400 312 412

E tim.bradler@belleproperty.com



42 LYONS STREET RYE VIC 3941

Sold Price

RS

\$1,005,000

UN

Sold Date 22-Feb-24

4

3

1

Distance 0.13km



47 HYGIEA STREET RYE VIC 3941

Sold Price

\$1,025,000

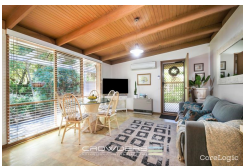
Sold Date 16-Oct-23

3

1

2

Distance 0.65km



25 INALA STREET RYE VIC 3941

Sold Price

\$1,045,000

Sold Date 12-Jan-24

3

2

2

Distance 1.61km

RS = Recent sale

UN = Undisclosed Sale

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