

## 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 1 Paul 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$1,047,000 Property type House Suburb Rye VIC 3941

Period - From 01/11/2022 to 31/10/2021 Source CoreLogic

### Comparable property sales

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
2 Paul Street, Rye VIC 3941	\$1,109,000	04/12/2021
2 Forbes Street, Rye VIC 3941	\$1,105,000	24/10/2021
95 Glenvue Road, Rye VIC 3941	\$1,120,000	12/11/2021

This Statement of Information was prepared on: 28/01/2022