

## 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

2 Byahamee 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

\$760,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,500

Property type

House

Suburb

Rye

Period-from

01 Sep 2019

to

31 Aug 2020

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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 92 Wondaree Street Rye VIC 3941 | \$760,000 | 01-Aug-20 |
| 7 Gladwell Street Rye VIC 3941  | \$820,000 | 21-Jun-20 |
| 6 Robyn Court Rye VIC 3941      | \$835,000 | 17-Jul-20 |

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: 30 September 2020

**92 Wondaree Street Rye VIC 3941**

Sold Price

**\$760,000**

Sold Date

**01-Aug-20**

Distance

**0.97km****7 Gladwell Street Rye VIC 3941**

Sold Price

**\$820,000**

Sold Date

**21-Jun-20**

Distance

**0.84km****6 Robyn Court Rye VIC 3941**

Sold Price

**\$835,000**

Sold Date

**17-Jul-20**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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