

## 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

4 LANDRA 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

\$1,090,000

&

\$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Rye

Period-from

01 Dec 2023

to

30 Nov 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

|                                 |             |           |
|---------------------------------|-------------|-----------|
| 19 NERISSA STREET RYE VIC 3941  | \$1,060,000 | 20-Nov-24 |
| 1 ADAM STREET RYE VIC 3941      | \$1,150,000 | 05-Oct-24 |
| 22 LEAWARRA STREET RYE VIC 3941 | \$1,080,000 | 20-Sep-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.~~

This Statement of Information was prepared on: 09 December 2024



**19 NERISSA STREET RYE VIC 3941** Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **20-Nov-24**  
 Distance **0.7km**  
 4 beds 2 bathrooms 2 cars



**1 ADAM STREET RYE VIC 3941** Sold Price **\$1,150,000** Sold Date **05-Oct-24**  
 Distance **1.33km**  
 4 beds 2 bathrooms 2 cars



**22 LEAWARRA STREET RYE VIC 3941** Sold Price **\$1,080,000** Sold Date **20-Sep-24**  
 Distance **0.82km**  
 3 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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