

## 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

33 CROANNA 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

\$480,000

&

\$520,000

### 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

5-7 MANCIPILE STREET RYE VIC 3941	\$620,000	29-Feb-24
111 WEEROONA STREET RYE VIC 3941	\$667,000	29-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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**5-7 MANCIPLE STREET RYE VIC  
3941**

- - -

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date **29-Feb-24**

Distance **2.07km**



**111 WEEROONA STREET RYE VIC  
3941**

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Sold Price

<sup>RS</sup> **\$667,000**

Sold Date **29-Jan-24**

Distance **1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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