

## 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

5 LOUISE 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

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Rye

Period-from

01 Jan 2024

to

31 Dec 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

17 BYAHAMEE STREET RYE VIC 3941	\$830,000	29-Oct-24
10 LEAWARRA STREET RYE VIC 3941	\$825,000	17-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.

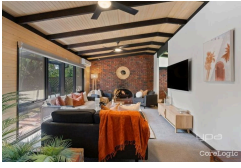
This Statement of Information was prepared on: 06 January 2025

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**17 BYAHAMEE STREET RYE VIC  
3941**

 3  1  1

Sold Price

<sup>RS</sup>

**\$830,000**

Sold Date

**29-Oct-24**

Distance

**0.82km**



**10 LEAWARRA STREET RYE VIC  
3941**

 3  1  1

Sold Price

**\$825,000**

Sold Date

**17-Sep-24**

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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