

## 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

24 Helena Court 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

\$835,000

Property type

House

Suburb

Rye

Period-from

01 May 2020

to

30 Apr 2021

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

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 27 Valentine Street Rye VIC 3941 | \$1,180,000 | 19-Dec-20 |
| 84 Michael Street Rye VIC 3941   | \$1,167,500 | 03-Jan-21 |
| 6 Younger Avenue Rye VIC 3941    | \$1,160,000 | 26-Feb-21 |

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: 18 May 2021

**27 Valentine Street Rye VIC 3941**

Sold Price

**\$1,180,000**

Sold Date

**19-Dec-20**

4
 2
 2

Distance

**0.93km****84 Michael Street Rye VIC 3941**

Sold Price

**\$1,167,500**

Sold Date

**03-Jan-21**

3
 2
 2

Distance

**1km****6 Younger Avenue Rye VIC 3941**

Sold Price

<sup>RS</sup>**\$1,160,000**

Sold Date

**26-Feb-21**

4
 3
 2

Distance

**1.05km****RS** = Recent sale**UN** = Undisclosed Sale

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