

## 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

26 INALA STREET RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,280,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,097,500

Property type

House

Suburb

Rye

Period-from

01 Apr 2023

to

31 Mar 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 STRATFORD ROAD RYE VIC 3941	\$1,325,000	15-Feb-24
41 CAIN ROAD RYE VIC 3941	\$1,325,000	07-Mar-24
4 ADAM STREET RYE VIC 3941	\$1,370,000	01-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.~~

This Statement of Information was prepared on: 17 April 2024



**5 STRATFORD ROAD RYE VIC 3941** Sold Price <sup>RS</sup> **\$1,325,000** Sold Date **15-Feb-24**

 3  2  1

Distance **1.14km**



**41 CAIN ROAD RYE VIC 3941** Sold Price Sold Date **07-Mar-24**

 4  2  2

Distance **1.25km**



**4 ADAM STREET RYE VIC 3941** Sold Price **\$1,370,000** Sold Date **01-Jan-24**

 3  2  2

Distance **1.56km**

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

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