

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 10 Yannuga Street, RYE, VIC, 3941

Indicative selling price

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

Single price \$ or range between \$ 950,000 & \$ 1,045,000

Median sale price

Median price \$ 1,075,000 Property type House Suburb RYE
Period - From 6/10/2024 to 9/12/2024 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 11 Eugenia Street, Rye	\$ 1,080,000	06/10/2024
2 22 Leawarra Street, Rye	\$ 1,080,000	20//09/2024
3 16 Goyarra Street, Rye	\$ 1,055,000	02/12/2024

This Statement of Information was prepared on: 10th December 2024