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 BYAHAMEE 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 rang betwee		\$650,000	&	\$700,000	
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$660,000	Property type		Land	Suburb	Rye		
Period-from	01 Jan 2024	to	31 Dec 2	024	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	
11 MILTON ROAD RYE VIC 3941	\$660,000	23-Aug-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: 31 January 2025



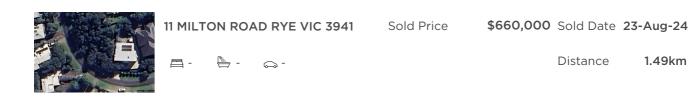
consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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