

## 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

35 MICHAEL 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

\$875,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

House

Suburb

Rye

Period-from

01 Nov 2023

to

31 Oct 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 39 CENTRE DRIVE RYE VIC 3941          | \$880,000 | 31-Oct-24 |
| 20 ELGAN AVENUE RYE VIC 3941          | \$870,000 | 23-Nov-24 |
| 25 REEVES STREET BLAIRGOWRIE VIC 3942 | \$906,000 | 02-Oct-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: 26 November 2024



**39 CENTRE DRIVE RYE VIC 3941**

Sold Price <sup>RS</sup> **\$880,000** <sup>UN</sup> Sold Date **31-Oct-24**

3 2 1

Distance **0.27km**



**20 ELGAN AVENUE RYE VIC 3941**

Sold Price <sup>RS</sup> **\$870,000** Sold Date **23-Nov-24**

1 1 1

Distance **1.18km**



**25 REEVES STREET BLAIRGOWRIE VIC 3942**

Sold Price **\$906,000** Sold Date **02-Oct-24**

3 1 1

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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