

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

1 DOE 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,201,500

Property type

House

Suburb

Rye

Period-from

01 Oct 2021

to

30 Sep 2022

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

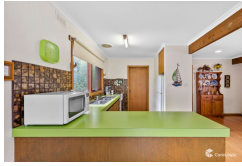
Date of sale

3 WALBROOK ROAD RYE VIC 3941	\$917,000	06-Sep-22
40 PARDONER ROAD RYE VIC 3941	\$940,000	29-Apr-22
11 CARRAMAR STREET RYE VIC 3941	\$920,000	07-Aug-22

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: 10 October 2022



3 WALBROOK ROAD RYE VIC 3941 Sold Price

^{RS} **\$917,000** Sold Date **06-Sep-22**

3 1 4

Distance **0.11km**



40 PARDONER ROAD RYE VIC 3941

Sold Price

\$940,000 Sold Date **29-Apr-22**

2 1 2

Distance **0.47km**



11 CARRAMAR STREET RYE VIC 3941

Sold Price

\$920,000 Sold Date **07-Aug-22**

3 1 1

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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