

## 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

33 BECKET 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

\$1,485,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 Mar 2021

to

28 Feb 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

|                             |             |           |
|-----------------------------|-------------|-----------|
| 52 MILTON ROAD RYE VIC 3941 | \$1,470,000 | 08-Oct-21 |
| 27 GRANGE ROAD RYE VIC 3941 | \$1,322,000 | 11-Dec-21 |
| 41 FERN GROVE RYE VIC 3941  | \$1,575,000 | 16-Feb-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: 31 March 2022

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**52 MILTON ROAD RYE VIC 3941**

Sold Price

**\$1,470,000**

Sold Date

**08-Oct-21**

3 2 1

Distance

**0.4km**



**27 GRANGE ROAD RYE VIC 3941**

Sold Price

**\$1,322,000**

Sold Date

**11-Dec-21**

3 2 3

Distance

**0.35km**



**41 FERN GROVE RYE VIC 3941**

Sold Price

<sup>RS</sup>**\$1,575,000**<sup>UN</sup>

Sold Date

**16-Feb-22**

3 2 2

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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