

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

4 HAROLD ROAD 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

\$1,599,000

&

\$1,755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Rye

Period-from

01 Oct 2022

to

30 Sep 2023

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

9 HILARY AVENUE RYE VIC 3941	\$1,700,000	29-Jul-23
54 HOGAN DRIVE RYE VIC 3941	\$1,730,000	06-Oct-23
15 HOGAN DRIVE RYE VIC 3941	\$1,470,000	07-Sep-23

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: 29 October 2023

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9 HILARY AVENUE RYE VIC 3941 Sold Price **\$1,700,000** Sold Date **29-Jul-23**

3 2 4 Distance **0.38km**



54 HOGAN DRIVE RYE VIC 3941 Sold Price ^{RS}**\$1,730,000** Sold Date **06-Oct-23**

4 2 2 Distance **1.05km**



15 HOGAN DRIVE RYE VIC 3941 Sold Price ^{RS}**\$1,470,000** Sold Date **07-Sep-23**

4 2 3 Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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