

## 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

11 DOROTHY STREET RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,999,000

&

\$2,195,000

### 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

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 14 CHENIER STREET RYE VIC 3941   | \$1,900,000 | 30-Jul-23 |
| 84-86 HEYFIELD ROAD RYE VIC 3941 | \$1,930,000 | 25-Aug-23 |
| 33 HAY STREET RYE VIC 3941       | \$2,200,000 | 04-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: 30 October 2023



14 CHENIER STREET RYE VIC 3941

Sold Price

\$1,900,000

Sold Date

30-Jul-23

4

2

4

Distance

0.76km



84-86 HEYFIELD ROAD RYE VIC 3941

Sold Price

<sup>RS</sup>\$1,930,000

Sold Date

25-Aug-23

4

2

2

Distance

0.9km



33 HAY STREET RYE VIC 3941

Sold Price

<sup>RS</sup>\$2,200,000

Sold Date

04-Sep-23

4

2

2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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