

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

5 Twakurra 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Land

Suburb

Rye

Period-from

01 Jan 2021

to

31 Dec 2021

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

15 Yarrayne Street Rye VIC 3941	\$620,000	26-Jun-21
117 Weeroona Street Rye VIC 3941	\$700,100	26-May-21
3 Percy Street Rye VIC 3941	\$735,000	01-Nov-21

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: 09 January 2022



15 Yarrayne Street Rye VIC 3941

Sold Price

\$620,000

Sold Date

26-Jun-21



Distance

0.71km



117 Weeroona Street Rye VIC 3941

Sold Price

\$700,100

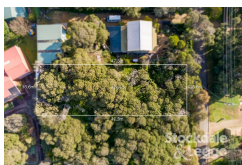
Sold Date

26-May-21



Distance

0.79km



3 Percy Street Rye VIC 3941

Sold Price

^{RS} **\$735,000**

Sold Date

01-Nov-21



Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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