

## 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 LANDRA 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

or range  
between

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 Apr 2021

to

31 Mar 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

|                                |             |           |
|--------------------------------|-------------|-----------|
| 55 FRANCIS STREET RYE VIC 3941 | \$1,040,000 | 04-Dec-21 |
| 2 PERCY STREET RYE VIC 3941    | \$1,154,000 | 31-Mar-22 |
| 11 SABATO STREET RYE VIC 3941  | \$1,155,000 | 02-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: 13 April 2022

# SHORELINE

REAL ESTATE

Jim Arvanitakis

P 0359850000

M 0416267803

E jim.arvanitakis@eview.com.au



**55 FRANCIS STREET RYE VIC 3941** Sold Price **\$1,040,000** Sold Date **04-Dec-21**

3 2 2

Distance **0.1km**



**2 PERCY STREET RYE VIC 3941** Sold Price <sup>RS</sup> **\$1,154,000** Sold Date **31-Mar-22**

3 1 3

Distance **0.28km**



**11 SABATO STREET RYE VIC 3941** Sold Price **\$1,155,000** Sold Date **02-Nov-21**

3 1 1

Distance **0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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