

## 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

2 LIND AVENUE 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

\$1,180,000

&

\$1,290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Rye

Period-from

01 Mar 2024

to

28 Feb 2025

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

40 MILTON ROAD RYE VIC 3941	\$1,243,750	01-Oct-24
58 MURRAY STREET RYE VIC 3941	\$1,200,000	26-Sep-24
23 ROBIN PARADE RYE VIC 3941	\$1,350,000	16-Nov-24

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.

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40 MILTON ROAD RYE VIC 3941      Sold Price      **\$1,243,750**      Sold Date      **01-Oct-24**

3

2

2

Distance      **1.2km**



58 MURRAY STREET RYE VIC 3941      Sold Price      **\$1,200,000**      Sold Date      **26-Sep-24**

3

2

2

Distance      **1.47km**



23 ROBIN PARADE RYE VIC 3941      Sold Price      <sup>RS</sup>**\$1,350,000** <sup>UN</sup>      Sold Date      **16-Nov-24**

3

2

1

Distance      **1.79km**

RS = Recent sale      UN = Undisclosed Sale

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