

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

37-39 HEYFIELD 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

\$1,800,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,056,000

Property type

House

Suburb

Rye

Period-from

01 Jan 2024

to

31 Dec 2024

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

67-69 GLENVUE ROAD RYE VIC 3941

\$1,880,000

13-Nov-24

110 HEYFIELD ROAD RYE VIC 3941

\$1,950,000

08-Oct-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.

This Statement of Information was prepared on: 31 January 2025



67-69 GLENVUE ROAD RYE VIC 3941

Sold Price **\$1,880,000** Sold Date **13-Nov-24**

 5  2  2

Distance **0.62km**



110 HEYFIELD ROAD RYE VIC 3941

Sold Price **\$1,950,000** Sold Date **08-Oct-24**

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Distance **0.57km**

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

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