

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 VALLEY DRIVE 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Rye

Period-from

01 May 2024

to

30 Apr 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

7 GRANDVIEW AVENUE RYE VIC 3941	\$832,000	04-Dec-24
49 LYONS STREET RYE VIC 3941	\$920,000	11-Feb-25
5 WARGUNDY AVENUE RYE VIC 3941	\$835,000	15-Apr-25

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: 26 May 2025

**7 GRANDVIEW AVENUE RYE VIC 3941**

Sold Price

\$832,000Sold Date **04-Dec-24**

3 2 2

Distance **0.58km****49 LYONS STREET RYE VIC 3941**

Sold Price

\$920,000Sold Date **11-Feb-25**

5 2 2

Distance **0.25km****5 WARGUNDY AVENUE RYE VIC 3941**

Sold Price

\$835,000Sold Date **15-Apr-25**

4 2 -

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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