

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 YANNUGA 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

or range
between

\$945,000

&

\$995,000

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

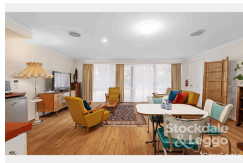
Date of sale

6 MANNANA STREET RYE VIC 3941	\$985,000	14-Jan-25
10 YANNUGA STREET RYE VIC 3941	\$965,000	17-Jan-25
87 OBSERVATION DRIVE RYE VIC 3941	\$935,000	10-Jan-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: 24 January 2025



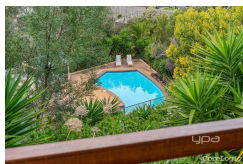
6 MANNANA STREET RYE VIC 3941 Sold Price ^{RS} **\$985,000** Sold Date **14-Jan-25**
Distance **0.18km**

4 2 -



10 YANNUGA STREET RYE VIC 3941 Sold Price ^{RS} **\$965,000** Sold Date **17-Jan-25**
Distance **0.08km**

5 3 -



87 OBSERVATION DRIVE RYE VIC 3941 Sold Price ^{RS} **\$935,000** Sold Date **10-Jan-25**
Distance **1.38km**

3 2 2

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

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