

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

6 HELENA COURT 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

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Land

Suburb

Rye

Period-from

01 Jun 2022

to

31 May 2023

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

17 VALENTINE STREET RYE VIC 3941	\$780,000	04-Feb-23
14 ROSAMUNDE STREET RYE VIC 3941	\$895,000	12-Apr-23

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: 09 June 2023

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**17 VALENTINE STREET RYE VIC
3941**

3 1 1

Sold Price

\$780,000

Sold Date **04-Feb-23**

Distance **1.02km**



**14 ROSAMUNDE STREET RYE VIC
3941**

3 1 2

Sold Price

\$895,000

Sold Date **12-Apr-23**

Distance **0.6km**

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

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