

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

7 ALEXANDRA CRESCENT 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

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 Jul 2023

to

30 Jun 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

17 ALEXANDRA CRESCENT RYE VIC 3941	\$1,517,000	23-Jan-24
28 BETHANY CLOSE RYE VIC 3941	\$1,975,000	10-May-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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**17 ALEXANDRA CRESCENT RYE
VIC 3941**

3 2 6

Sold Price ^{RS} **\$1,517,000** Sold Date **23-Jan-24**

Distance **0.24km**



28 BETHANY CLOSE RYE VIC 3941

6 3 6

Sold Price ^{RS} **\$1,975,000** ^{UN} Sold Date **10-May-24**

Distance **0.34km**

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

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