

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

11 Canterbury Jetty Road, Rye Vic 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,035,000 Property Type House Suburb Rye

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 six 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
1	49 Johnson Av RYE 3941	\$1,250,000	25/08/2023
2	17 Hardy St RYE 3941	\$1,182,000	23/09/2023
3	35 Edgar St RYE 3941	\$1,140,000	30/07/2023

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 six months.~~

This Statement of Information was prepared on:

13/10/2023 12:41



Property Type:
Divorce/Estate/Family Transfers
Land Size: 642 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2023: \$1,035,000

Comparable Properties



49 Johnson Av RYE 3941 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 25/08/2023
Property Type: House
Land Size: 836 sqm approx



17 Hardy St RYE 3941 (REI)

Agent Comments



Price: \$1,182,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 776 sqm approx

35 Edgar St RYE 3941 (REI)

Agent Comments



Price: \$1,140,000
Method: Private Sale
Date: 30/07/2023
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999