

## 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

12 ALEXANDRA CRESCENT RYE VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 May 2023

to

30 Apr 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

8 MONICA STREET TOOTGAROOK VIC 3941	\$1,515,000	18-Apr-24
17 ALEXANDRA CRESCENT RYE VIC 3941	\$1,517,000	23-Jan-24
69 WILLIAMSON STREET TOOTGAROOK VIC 3941	\$1,700,000	20-Feb-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.~~

This Statement of Information was prepared on: 20 May 2024



**8 MONICA STREET TOOTGAROOK VIC 3941**

 3  2  2

Sold Price

<sup>RS</sup> **\$1,515,000**

Sold Date

**18-Apr-24**

Distance

**1.93km**



**17 ALEXANDRA CRESCENT RYE VIC 3941**

 3  2  6

Sold Price

<sup>RS</sup> **\$1,517,000**

Sold Date

**23-Jan-24**

Distance

**0.2km**



**69 WILLIAMSON STREET TOOTGAROOK VIC 3941**

 4  2  4

Sold Price

**\$1,700,000**

Sold Date

**20-Feb-24**

Distance

**1.76km**

RS = Recent sale

UN = Undisclosed Sale

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