## 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

16 ALEXANDER AVENUE 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	\$1,170,000	&	\$1,270,000
--------------	---------------------	-------------	---	-------------

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,097,500	Prop	erty type	House		Suburb	Rye
Period-from	01 Apr 2023	to	31 Mar 2	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
50 MARCIA AVENUE RYE VIC 3941	\$1,220,000	24-Jan-24
14 LOATTA STREET RYE VIC 3941	\$1,200,000	29-Feb-24
27 CARSLAKE AVENUE BLAIRGOWRIE VIC 3942	\$1,170,000	13-Jan-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: 16 April 2024





Tony Talarico P 03 5985 2600 M 0420778401 E ttalarico@ypa.com.au

50 MARCIA AVENUE RYE VIC 3941 Sold Price

<sup>RS</sup> **\$1,220,000** Sold Date **24-Jan-24** 

Distance

1.66km

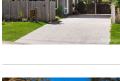


14 LOATTA STREET RYE VIC 3941 Sold Price

\*\* \$1,200,000 Sold Date 29-Feb-24

Distance

1.65km



₩ 3

Sold Price

\$1,170,000 Sold Date 13-Jan-24

Distance

1.85km

**27 CARSLAKE AVENUE BLAIRGOWRIE VIC 3942** 

**■** 3

**=** 3

₾ 2

⇔ 2

\$ 2

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.