

## 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

20 ROBERTS STREET 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

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Rye

Period-from

01 Oct 2022

to

30 Sep 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

9 SUNSHINE GROVE RYE VIC 3941	\$1,682,000	07-Jul-23
76 Highbury Road RYE VIC 3941	\$2,100,000	26-Jun-23
84-86 HEYFIELD ROAD RYE VIC 3941	\$1,930,000	25-Aug-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.~~

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**9 SUNSHINE GROVE RYE VIC 3941** Sold Price **\$1,682,000** Sold Date **07-Jul-23**  
Distance **1.26km**  
4 3 2



**76 Highbury Road RYE VIC 3941** Sold Price <sup>RS</sup> **\$2,100,000** Sold Date **26-Jun-23**  
Distance **2.2km**  
4 2 2



**84-86 HEYFIELD ROAD RYE VIC 3941** Sold Price <sup>RS</sup> **\$1,930,000** Sold Date **25-Aug-23**  
Distance **2.38km**  
4 2 2

RS = Recent sale      UN = Undisclosed Sale

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