

STATEMENT OF INFORMATION

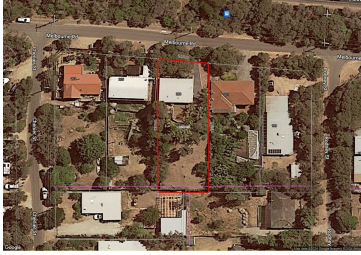
203 MELBOURNE ROAD, RYE, VIC 3941

PREPARED BY DANIEL CHESSARI , RAY WHITE RYE, PHONE: +61 435 169 102



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



203 MELBOURNE ROAD, RYE, VIC 3941

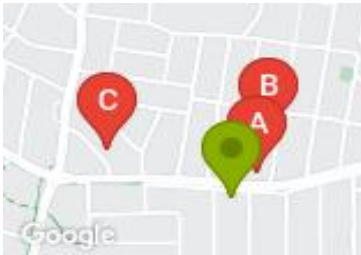
3
 1
 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$800,000 to \$880,000**

Provided by: Daniel Chessari, Ray White Rye

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$1,110,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



192 MELBOURNE RD, RYE, VIC 3941

3
 1
 2

Sale Price

\$1,050,000

Sale Date: 15/11/2023

Distance from Property: 123m



54 FLORENCE DR, RYE, VIC 3941

3
 1
 1

Sale Price

\$900,100

Sale Date: 03/11/2023

Distance from Property: 257m



17 ROBIN PDE, RYE, VIC 3941

4
 3
 1

Sale Price

\$765,000

Sale Date: 09/02/2024

Distance from Property: 439m



This report has been compiled on 16/04/2024 by Ray White Rye. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Price Range:

Median sale price

Median price Property type Suburb
Period Source

Comparable property sales

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
192 MELBOURNE RD, RYE, VIC 3941	\$1,050,000	15/11/2023
54 FLORENCE DR, RYE, VIC 3941	\$900,100	03/11/2023
17 ROBIN PDE, RYE, VIC 3941	\$765,000	09/02/2024

This Statement of Information was prepared