

## 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

21 GOLF PARADE 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Rye

Period-from

01 Dec 2022

to

30 Nov 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

5 MOLLOY STREET RYE VIC 3941	\$1,175,000	02-Oct-23
6 YOORALA ROAD RYE VIC 3941	\$1,100,000	22-Aug-23
70 MELBOURNE ROAD RYE VIC 3941	\$1,080,000	21-Jul-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.~~

This Statement of Information was prepared on: 07 December 2023



**5 MOLLOY STREET RYE VIC 3941**

Sold Price

<sup>RS</sup> **\$1,175,000**

Sold Date **02-Oct-23**

 3  1  4

Distance **1.81km**



**6 YOORALA ROAD RYE VIC 3941**

Sold Price

**\$1,100,000**

Sold Date **22-Aug-23**

 -  -  -

Distance **0.69km**



**70 MELBOURNE ROAD RYE VIC 3941**

Sold Price

**\$1,080,000**

Sold Date **21-Jul-23**

 3  2  2

Distance **1.49km**

RS = Recent sale      UN = Undisclosed Sale

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