

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 ST ANDREWS DRIVE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Land

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 NALONG STREET RYE VIC 3941	\$1,241,000	26-Apr-24
99 DUNDAS STREET RYE VIC 3941	\$1,200,000	31-Jan-24
14 LOATTA STREET RYE VIC 3941	\$1,200,000	16-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: 24 May 2024



8 NALONG STREET RYE VIC 3941

Sold Price

^{RS}

\$1,241,000

Sold Date

26-Apr-24

 4  2  2

Distance

1.38km



99 DUNDAS STREET RYE VIC 3941

Sold Price

\$1,200,000

Sold Date

31-Jan-24

 4  2  2

Distance

1.7km



14 LOATTA STREET RYE VIC 3941

Sold Price

Sold Date

16-Feb-24

 3  2  2

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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