

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

23 SHERWOOD FOREST 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

\$1,800,000

&

\$1,925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,097,000

Property type

House

Suburb

Rye

Period-from

01 Feb 2023

to

31 Jan 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

54 HOGAN DRIVE RYE VIC 3941	\$1,730,000	06-Oct-23
51 FLORENCE DRIVE RYE VIC 3941	\$1,765,000	24-Jan-24
13 LOUISE STREET RYE VIC 3941	\$1,575,000	19-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 February 2024



54 HOGAN DRIVE RYE VIC 3941

Sold Price

^{RS} \$1,730,000

Sold Date

06-Oct-23

4 2 2

Distance

0.65km



51 FLORENCE DRIVE RYE VIC 3941

Sold Price

^{RS} \$1,765,000 ^{UN}

Sold Date

24-Jan-24

4 2 2

Distance

0.74km



13 LOUISE STREET RYE VIC 3941

Sold Price

^{RS} \$1,575,000 ^{UN}

Sold Date

19-Jan-24

3 2 2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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