

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

24 BACHLI STREET 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

\$850,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

Houses

Suburb

Rye

Period-from

01 Nov 2022

to

31 Oct 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

77 FLINDERS STREET RYE VIC 3941	980000	17-Nov-23
13 NIBLICK STREET RYE VIC 3941	992000	09-Oct-23
6 HELENA COURT RYE VIC 3941	905000	23-Jun-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: 23 November 2023



77 Flinders Street, Rye

77 FLINDERS STREET RYE VIC 3941 Sold Price

^{RS} **980000** Sold Date **17-Nov-23**

 3  2  1

Distance **0.29km**



13 NIBLICK STREET RYE VIC 3941 Sold Price

^{RS} **992000** Sold Date **09-Oct-23**

 3  1  1

Distance **0.17km**



6 HELENA COURT RYE VIC 3941 Sold Price

905000 Sold Date **23-Jun-23**

 3  1  2

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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