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

25 Thomson Terrace, Rye Vic 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$850,000		&		\$920,000				
Median sale p	rice								
Median price	\$1,100,000	Pro	operty Type	Hou	se		Suburb	Rye	
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	77 Flinders St RYE 3941	\$980,000	17/11/2023
2	40 Parson St RYE 3941	\$975,000	04/01/2024
3	72 Fern Gr RYE 3941	\$850,000	14/05/2024

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 six months.

This Statement of Information was prepared on:

16/05/2024 12:42









Property Type: House (Res) **Land Size:** 762 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price Year ending March 2024: \$1,100,000

Comparable Properties



77 Flinders St RYE 3941 (REI/VG)

40 Parson St RYE 3941 (REI/VG)

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Price: \$980,000 Method: Private Sale Date: 17/11/2023 Property Type: House Land Size: 720 sqm approx Agent Comments

Agent Comments



Price: \$975,000 Method: Private Sale Date: 04/01/2024 Property Type: House Land Size: 653 sqm approx

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72 Fern Gr RYE 3941 (REI)

Agent Comments

Price: \$850,000 Method: Private Sale Date: 14/05/2024 Property Type: House Land Size: 694 sqm approx

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522





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