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	29 Strathmore Street, Rye Vic 3941
Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price | $945,000

Median sale price

Median price	$1,150,000	Property Type	House	Suburb	Rye
Period - From	01/01/2023	to	31/12/2023	Source	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.

	Address of comparable property	Price	Date of sale
1	13 Michael St RYE 3941	$1,025,000	15/12/2023
2	13 Niblick St RYE 3941	$992,000	29/09/2023
3	21 Adina St RYE 3941	$870,000	08/11/2023

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: | 26/02/2024 11:18

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Property Type: House (Res)
Land Size: 1185 sqm approx

Agent Comments

Indicative Selling Price
$945,000
Median House Price
Year ending December 2023: $1,150,000

Comparable Properties

13 Michael St RYE 3941 (REI)

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Price: $1,025,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 768 sqm approx

Agent Comments

13 Niblick St RYE 3941 (REI/VG)

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Price: $992,000
Method: Private Sale
Date: 29/09/2023
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

21 Adina St RYE 3941 (REI/VG)

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Price: $870,000
Method: Private Sale
Date: 08/11/2023
Property Type: House
Land Size: 603 sqm approx

Agent Comments

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