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

30 FLINDERS STREET RYE VIC 3941

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	3980 000	&	\$1,060,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$1,097,000	Property type	House	Suburb	Rye

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

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.

to

Address of comparable property	Price	Date of sale
8 ORCADES AVENUE RYE VIC 3941	\$1,043,000	01-Feb-24
68 MICHAEL STREET RYE VIC 3941	\$1,050,000	02-Feb-24
77 FLINDERS STREET RYE VIC 3941	\$980,000	13-Nov-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: 15 February 2024

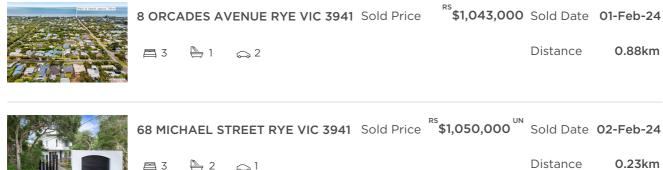
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RS = Recent sale UN = Undisclosed Sale

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