

## 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

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

Single Price

or range  
between

\$980,000

&

\$1,060,000

### 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

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



**8 ORCADES AVENUE RYE VIC 3941** Sold Price <sup>RS</sup> **\$1,043,000** Sold Date **01-Feb-24**

 3  1  2

Distance **0.88km**



**68 MICHAEL STREET RYE VIC 3941** Sold Price <sup>RS</sup> **\$1,050,000** <sup>UN</sup> Sold Date **02-Feb-24**

 3  2  1

Distance **0.23km**



**77 FLINDERS STREET RYE VIC 3941** Sold Price **\$980,000** Sold Date **13-Nov-23**

 3  2  1

Distance **0.4km**

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

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