

# 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

35 Observation Drive, Rye Vic 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,420,000

### Median sale price

Median price \$1,106,000 Property Type House Suburb Rye

Period - From 01/07/2022 to 30/06/2023 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	10 Government Rd RYE 3941	\$2,400,000	08/06/2023
2	11 Elaine Rd RYE 3941	\$2,310,000	19/08/2023
3			

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: 18/09/2023 12:58



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**Property Type:** Land  
**Land Size:** 715 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,420,000  
**Median House Price**  
Year ending June 2023: \$1,106,000

## Comparable Properties



**10 Government Rd RYE 3941 (REI)**

**Agent Comments**

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**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 08/06/2023  
**Property Type:** House  
**Land Size:** 903 sqm approx



**11 Elaine Rd RYE 3941 (REI/VG)**

**Agent Comments**

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**Price:** \$2,310,000  
**Method:** Private Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx

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.

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