

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

4 HAROLD ROAD RYE VIC 3941

Indicative selling price

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

Single Price

or range
between

\$1,700,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Rye

Period-from

01 Sep 2022

to

31 Aug 2023

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

9 HILARY AVENUE RYE VIC 3941	\$1,700,000	03-Aug-23
14 CHENIER STREET RYE VIC 3941	\$1,900,000	30-Jul-23
23 FRANCIS STREET RYE VIC 3941	\$1,710,000	23-Jun-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: 28 September 2023



9 HILARY AVENUE RYE VIC 3941

Sold Price

^{RS} **\$1,700,000**

Sold Date **03-Aug-23**

3 2 4

Distance **0.38km**



14 CHENIER STREET RYE VIC 3941

Sold Price

\$1,900,000

Sold Date **30-Jul-23**

4 2 4

Distance **0.59km**



23 FRANCIS STREET RYE VIC 3941

Sold Price

^{RS} **\$1,710,000** ^{UN}

Sold Date **23-Jun-23**

4 2 1

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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