

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 OBSERVATION DRIVE 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

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 May 2023

to

30 Apr 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

24 STRATHMORE STREET RYE VIC 3941	\$1,105,000	27-Apr-24
21 GOLF PARADE RYE VIC 3941	\$1,090,000	27-Jan-24

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.

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24 STRATHMORE STREET RYE VIC 3941 Sold Price ^{RS} **\$1,105,000** ^{UN} Sold Date **27-Apr-24**

4 2 3

Distance **0.57km**



21 GOLF PARADE RYE VIC 3941 Sold Price ^{RS} **\$1,090,000** Sold Date **27-Jan-24**

4 2 6

Distance **0.2km**

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

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