

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

44 Toagara Street, Rye Vic 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Rye

Period - From 01/04/2023 to 31/03/2024 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	19 Toagara St RYE 3941	\$820,000	14/05/2024
2	15 Inala St RYE 3941	\$730,000	18/03/2024
3	20 Wondaree St RYE 3941	\$730,000	20/03/2024

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:

03/07/2024 11:05



Property Type: House (Previously Occupied - Detached)
Land Size: 596 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending March 2024: \$1,100,000

Comparable Properties



19 Toagara St RYE 3941 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 14/05/2024
Property Type: House
Land Size: 603 sqm approx



15 Inala St RYE 3941 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 18/03/2024
Property Type: House
Land Size: 597 sqm approx



20 Wondaree St RYE 3941 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 622 sqm approx

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