

## 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

45 TOAGARA 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,102,000

Property type

House

Suburb

Rye

Period-from

01 Jul 2022

to

30 Jun 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

3 OBSERVATION DRIVE RYE VIC 3941	\$808,000	29-May-23
6 PAUL STREET RYE VIC 3941	\$865,000	15-May-23
2 PRENTICE AVENUE RYE VIC 3941	\$850,000	15-May-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: 27 July 2023



**3 OBSERVATION DRIVE RYE VIC 3941**

Sold Price

<sup>RS</sup> **\$808,000**

Sold Date **29-May-23**

 3  2  3

Distance **1.4km**



**6 PAUL STREET RYE VIC 3941**

Sold Price

<sup>RS</sup> **\$865,000**

Sold Date **15-May-23**

 3  1  2

Distance **1.5km**



**2 PRENTICE AVENUE RYE VIC 3941**

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date **15-May-23**

 3  1  4

Distance **0.8km**

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

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