

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

58 Murray Street, Rye Vic 3941

Indicative selling price

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

Single price \$1,375,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Rye

Period - From 07/06/2023

to 06/06/2024

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	54 Murray St RYE 3941	\$1,431,500	19/02/2024
2	7 Orcades Av RYE 3941	\$1,295,000	26/03/2024
3	61 Revell St BLAIRGOWRIE 3942	\$1,175,000	24/01/2024

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:

07/06/2024 15:13