

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

6 Jedda Street, Rye Vic 3941

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	5 Stratford Rd RYE 3941	\$1,325,000	15/02/2024
2	4 Don Ct RYE 3941	\$1,320,000	16/06/2024
3	14 Loatta St RYE 3941	\$1,200,000	29/02/2024

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:

24/06/2024 10:55



3 2 1

Property Type: House
Land Size: 863 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending March 2024: \$1,100,000

Comparable Properties

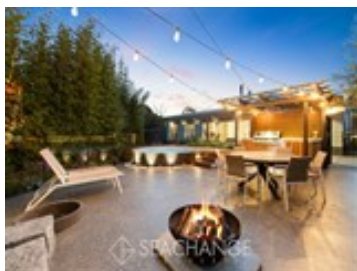


5 Stratford Rd RYE 3941 (REI)

Agent Comments

3 2 2

Price: \$1,325,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 936 sqm approx



4 Don Ct RYE 3941 (REI)

Agent Comments

3 2 4

Price: \$1,320,000
Method: Private Sale
Date: 16/06/2024
Property Type: House
Land Size: 671 sqm approx



14 Loatta St RYE 3941 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 613 sqm approx

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