

## 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

7 ALEXANDRA CRESCENT 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

\$1,695,000

or range  
between

&

### 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 17 ALEXANDRA CRESCENT RYE VIC 3941 | \$1,517,000 | 23-Jan-24 |
| 28 BETHANY CLOSE RYE VIC 3941      | \$1,980,000 | 10-May-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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**17 ALEXANDRA CRESCENT RYE  
VIC 3941**

3 2 6

Sold Price <sup>RS</sup> **\$1,517,000** Sold Date **23-Jan-24**

Distance **0.24km**



**28 BETHANY CLOSE RYE VIC 3941**

6 3 6

Sold Price <sup>RS</sup> **\$1,980,000** <sup>UN</sup> Sold Date **10-May-24**

Distance **0.34km**

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

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