

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 LANDRA STREET RYE VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,093,500

Property type

House

Suburb

Rye

Period-from

01 Sep 2022

to

31 Aug 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

| | | |
|-------------------------------|-------------|-----------|
| 18 NOEL STREET RYE VIC 3941 | \$1,810,000 | 21-Jul-23 |
| 9 HILARY AVENUE RYE VIC 3941 | \$1,700,000 | 03-Aug-23 |
| 76 BECKET STREET RYE VIC 3941 | \$1,605,000 | 20-Jul-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: 05 September 2023

SHORELINE

REAL ESTATE

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18 NOEL STREET RYE VIC 3941

Sold Price

^{RS}

\$1,810,000

Sold Date

21-Jul-23

3 2 2

Distance

1.26km



9 HILARY AVENUE RYE VIC 3941

Sold Price

^{RS}

\$1,700,000

Sold Date

03-Aug-23

3 2 4

Distance

1.08km



76 BECKET STREET RYE VIC 3941

Sold Price

^{RS}

\$1,605,000

Sold Date

20-Jul-23

3 3 -

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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