

## 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

74 BEAUNA VISTA DRIVE 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

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Rye

Period-from

01 Jul 2023

to

30 Jun 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

8 MONICA STREET TOOTGAROOK VIC 3941	\$1,515,000	18-Apr-24
23 KEVIN STREET TOOTGAROOK VIC 3941	\$1,650,000	03-Jun-24
10 DIXIE CLOSE TOOTGAROOK VIC 3941	\$1,460,000	22-Jan-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.~~

This Statement of Information was prepared on: 03 July 2024



## 8 MONICA STREET TOOTGAROOK VIC 3941

 3  2  2

Sold Price

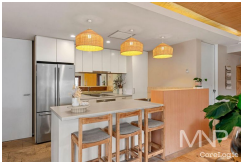
<sup>RS</sup> **\$1,515,000**

Sold Date

**18-Apr-24**

Distance

**1.89km**



## 23 KEVIN STREET TOOTGAROOK VIC 3941

 4  3  2

Sold Price

<sup>RS</sup> **\$1,650,000**

Sold Date

**03-Jun-24**

Distance

**1.59km**



## 10 DIXIE CLOSE TOOTGAROOK VIC 3941

 4  2  2

Sold Price

**\$1,460,000**

Sold Date

**22-Jan-24**

Distance

**1.41km**

RS = Recent sale

UN = Undisclosed Sale

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