

## 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

3/8 BIMBLE STREET 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,098,500

Property type

House

Suburb

Rye

Period-from

01 Mar 2023

to

29 Feb 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

2/10 BIMBLE STREET RYE VIC 3941	\$680,000	30-Nov-23
41 WEEROONA STREET RYE VIC 3941	\$705,000	22-Dec-23
5 CURRAN WAY TOOTGAROOK VIC 3941	\$720,000	01-Nov-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: 26 March 2024



**2/10 BIMBLE STREET RYE VIC 3941** Sold Price **\$680,000** Sold Date **30-Nov-23**

 2  2  1

Distance **0.01km**



**41 WEEROONA STREET RYE VIC 3941** Sold Price **\$705,000** Sold Date **22-Dec-23**

 3  1  -

Distance **0.22km**



**5 CURRAN WAY TOOTGAROOK VIC 3941** Sold Price **\$720,000** Sold Date **01-Nov-23**

 3  1  2

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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