

## 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

34 Becket 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Rye

Period-from

01 Jan 2020

to

31 Dec 2020

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

1 Eugenia Street Rye VIC 3941	\$965,000	04-Dec-20
3 Landra Street Rye VIC 3941	\$950,000	13-Dec-20
9 Evans Street Rye VIC 3941	\$920,000	15-Nov-20

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: 30 January 2021



**1 Eugenia Street Rye VIC 3941**

Sold Price

<sup>RS</sup> **\$965,000**

Sold Date **04-Dec-20**

 3  3  1

Distance **0.86km**



**3 Landra Street Rye VIC 3941**

Sold Price

**\$950,000**

Sold Date **13-Dec-20**

 3  2  1

Distance **1.46km**



**9 Evans Street Rye VIC 3941**

Sold Price

**\$920,000**

Sold Date **15-Nov-20**

 4  2  2

Distance **1.43km**

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

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