

## 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

24 Doe 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

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Rye

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 16 Tahiti Court Rye VIC 3941      | \$1,005,000 | 01-Mar-21 |
| 15 Cooraminta Road Rye VIC 3941   | \$1,045,000 | 03-Apr-21 |
| 10 Christopher Court Rye VIC 3941 | \$1,075,000 | 15-Jan-21 |

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: 12 April 2021

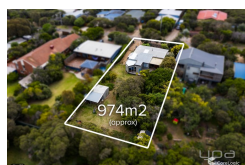


### 16 Tahiti Court Rye VIC 3941

Sold Price <sup>RS</sup> **\$1,005,000** Sold Date **01-Mar-21**

 3  2  2

Distance **0.75km**

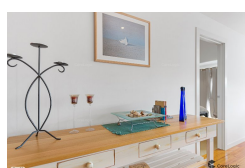


### 15 Cooraminta Road Rye VIC 3941

Sold Price <sup>RS</sup> **\$1,045,000** Sold Date **03-Apr-21**

 3  2  1

Distance **2.18km**



### 10 Christopher Court Rye VIC 3941

Sold Price **\$1,075,000** Sold Date **15-Jan-21**

 4  2  2

Distance **4.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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