

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

15 Dundas 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

\$1,175,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$997,500

Property type

House

Suburb

Rye

Period-from

01 Nov 2020

to

31 Oct 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

18 Maori Street Rye VIC 3941	\$1,600,000	22-Jun-21
2515 Point Nepean Road Rye VIC 3941	\$1,400,000	25-May-21
2517 Point Nepean Road Rye VIC 3941	\$1,400,000	02-Jun-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: 16 November 2021



18 Maori Street Rye VIC 3941 Sold Price **\$1,600,000** Sold Date **22-Jun-21**
 Distance **0.28km**
 🏠 3 🚤 2 🚗 2



2515 Point Nepean Road Rye VIC 3941 Sold Price **\$1,400,000** Sold Date **25-May-21**
 Distance **0.58km**
 🏠 3 🚤 - 🚗 -



2517 Point Nepean Road Rye VIC 3941 Sold Price ^{RS} **\$1,400,000** Sold Date **02-Jun-21**
 Distance **0.59km**
 🏠 2 🚤 1 🚗 2



22 Weir Street Rye VIC 3941 Sold Price **\$1,450,000** Sold Date **02-Aug-21**
 Distance **0.74km**
 🏠 3 🚤 2 🚗 2



52 Weeroona Street Rye VIC 3941 Sold Price ^{RS} **\$1,310,000** Sold Date **12-Oct-21**
 Distance **1.13km**
 🏠 3 🚤 2 🚗 4



71 Dunham Street Rye VIC 3941 Sold Price **\$1,397,000** Sold Date **21-Jun-21**
 Distance **1.29km**
 🏠 3 🚤 2 🚗 2

RS = Recent sale UN = Undisclosed Sale

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66 Dunham Street Rye VIC 3941

Sold Price

\$1,650,000

Sold Date

19-Aug-21

 3  2  3

Distance

1.35km



2609 Point Nepean Road Rye VIC 3941

Sold Price

\$1,500,000

Sold Date

26-Aug-21

 3  2  2

Distance

1.58km



15 Nalong Street Rye VIC 3941

Sold Price

\$1,480,000

Sold Date

06-Aug-21

 3  2  2

Distance

1.64km



9-11 St Andrews Drive Rye VIC 3941

Sold Price

\$1,350,000

Sold Date

20-Jul-21

 3  1  1

Distance

1.72km



14 Richardson Street Rye VIC 3941

Sold Price

\$1,448,000

Sold Date

01-Jul-21

 3  2  2

Distance

1.73km



18 Hogan Drive Rye VIC 3941

Sold Price

^{RS} **\$1,335,000**

Sold Date

18-Sep-21

 3  2  1

Distance

1.94km

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UN = Undisclosed Sale

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