

## 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

84 VALLEY 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

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

House

Suburb

Rye

Period-from

01 Nov 2023

to

31 Oct 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

3 WYENA STREET RYE VIC 3941	\$740,000	19-Nov-24
22 SUSSEX ROAD RYE VIC 3941	\$708,000	31-Jul-24
76 WONDAREE STREET RYE VIC 3941	\$702,000	31-Jul-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: 28 November 2024



**3 WYENA STREET RYE VIC 3941**

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **19-Nov-24**

 3  1  -

Distance **1.21km**



**22 SUSSEX ROAD RYE VIC 3941**

Sold Price

**\$708,000**

Sold Date **31-Jul-24**

 3  1  1

Distance **0.27km**



**76 WONDAREE STREET RYE VIC 3941**

Sold Price

**\$702,000**

Sold Date **31-Jul-24**

 3  1  2

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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