

## 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

95 Glenvue Road 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

\$1,050,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,000

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

13-15 Goyarra Street Rye VIC 3941	\$1,055,000	08-Oct-21
39 Francis Street Rye VIC 3941	\$1,005,000	25-Aug-21
26 Inala Street Rye VIC 3941	\$1,020,000	10-Aug-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: 04 November 2021



**13-15 Goyarra Street Rye VIC 3941** Sold Price <sup>RS</sup> **\$1,055,000** Sold Date **08-Oct-21**  
 Distance **0.55km**  
 3 beds 1 bathroom 1 car



**39 Francis Street Rye VIC 3941** Sold Price **\$1,005,000** Sold Date **25-Aug-21**  
 Distance **0.64km**  
 5 beds 2 bathrooms 2 cars



**26 Inala Street Rye VIC 3941** Sold Price **\$1,020,000** Sold Date **10-Aug-21**  
 Distance **0.69km**  
 4 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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