

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	58 Murray Street, Rye, VIC 3941
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$1,295,000	or range between		&	
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Median sale price

Median price	\$1,102,500	Property type	House	Suburb	Rye
Period - From	13/08/2023	to	12/08/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	39 Andrea St, Rye Vic	\$1,240,000	09/08/2024
2	7 Orcades Av, Rye Vic	\$1,295,000	26/03/2024
3	54 Murray St, Rye Vic	\$1,431,500	19/02/2024

This Statement of Information was prepared on: 13/08/2024

