

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

22 Murray Street, Rye, VIC 3941

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,075,000

Property Type

House

Suburb

Rye

Period - From

12/05/2024

to

11/11/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 58 Murray St, Rye Vic	\$1,200,000	26/09/2024
2 9 Fairfax St, Blairgowrie Vic	\$1,095,000	24/07/2024
3 10 Court St, Blairgowrie Vic	\$1,150,000	17/07/2024

This Statement of Information was prepared on:

12/11/2024