

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

2 Athol Court 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,003,000

Property type

House

Suburb

Rye

Period-from

01 Dec 2020

to

30 Nov 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

| | | |
|------------------------------|-------------|-----------|
| 11 Grace Street Rye VIC 3941 | \$1,320,000 | 30-Jun-21 |
| 21 Maori Street Rye VIC 3941 | \$1,490,000 | 04-Mar-21 |
| 22 Weir Street Rye VIC 3941 | \$1,450,000 | 02-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.~~

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SHORELINE

REAL ESTATE

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11 Grace Street Rye VIC 3941

Sold Price **\$1,320,000** Sold Date **30-Jun-21**

4 2 2

Distance **0.5km**



21 Maori Street Rye VIC 3941

Sold Price **\$1,490,000** Sold Date **04-Mar-21**

3 2 2

Distance **0.56km**



22 Weir Street Rye VIC 3941

Sold Price **\$1,450,000** Sold Date **02-Aug-21**

3 2 2

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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