

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

4 DON 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,097,000

Property type

House

Suburb

Rye

Period-from

01 Feb 2023

to

31 Jan 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

5 STRATFORD ROAD RYE VIC 3941	\$1,325,000	15-Feb-24
12 DANNY STREET RYE VIC 3941	\$1,360,000	24-Sep-23
4 ADAM STREET RYE VIC 3941	\$1,370,000	01-Jan-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: 18 February 2024



5 STRATFORD ROAD RYE VIC 3941 Sold Price ^{RS} **\$1,325,000** Sold Date **15-Feb-24**
 Distance **1.71km**
 3 2 1



12 DANNY STREET RYE VIC 3941 Sold Price **\$1,360,000** Sold Date **24-Sep-23**
 Distance **1.84km**
 3 2 4



4 ADAM STREET RYE VIC 3941 Sold Price **\$1,370,000** Sold Date **01-Jan-24**
 Distance **1.08km**
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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