

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 SUSAN PLACE 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Rye

Period-from

01 Mar 2024

to

28 Feb 2025

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

7 ALEXANDRA CRESCENT RYE VIC 3941	\$1,450,000	28-Aug-24
12 ALEXANDRA CRESCENT RYE VIC 3941	\$1,395,000	08-Aug-24
22 BETHANY CLOSE RYE VIC 3941	\$1,225,000	06-Feb-25

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: 26 March 2025



7 ALEXANDRA CRESCENT RYE VIC 3941 Sold Price **\$1,450,000** Sold Date **28-Aug-24**

 4  2  8

Distance **0.27km**



12 ALEXANDRA CRESCENT RYE VIC 3941 Sold Price **\$1,395,000** Sold Date **08-Aug-24**

 4  2  2

Distance **0.16km**



22 BETHANY CLOSE RYE VIC 3941 Sold Price ^{RS} **\$1,225,000** Sold Date **06-Feb-25**

 4  2  2

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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