

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

118 Weeroona Street, Rye Vic 3941

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$616,000 Property Type Vacant land Suburb Rye

Period - From 22/09/2022 to 21/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	20 Toagara St RYE 3941	\$650,000	06/06/2023
2	36 Iolanda St RYE 3941	\$615,000	11/09/2023
3	20 Yaringa Ct RYE 3941	\$550,000	07/07/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

22/09/2023 11:57



Property Type:
Agent Comments

Indicative Selling Price

\$560,000 - \$600,000

Median Land Price

22/09/2022 - 21/09/2023: \$616,000

Comparable Properties



20 Toagara St RYE 3941 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 06/06/2023

Property Type: Land

Land Size: 637 sqm approx



36 Iolanda St RYE 3941 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 11/09/2023

Property Type: Land

Land Size: 560 sqm approx

20 Yaringa Ct RYE 3941 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 07/07/2023

Property Type: Land

Land Size: 697 sqm approx