

# RT Edgar

## STATEMENT OF INFORMATION

1 November 2017

### Unit offered for sale

4/16 Shirlow Avenue, Rye 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(Unit type/class (ie. 1BR Apt)

Lower price

\$395,000

Higher price \$434,500

### Suburb unit median sale price

Median price \$430,000

Suburb

Rye 3941

Period - From August 2016

to

August 2017

Source

Core Logic

### Comparable property sales

**A.** These are the details of the three units that RT Edgar (Rye) estate agent and (Mike Phillips) consider to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type/class (ie. 1BR Apt)	Address of comparable property	Price	Date of sale
	<b>1</b> 3/3 Hygeia Street, Rye	\$405,000	Sept 2017
	<b>2</b> 3/34 Weir Street, Rye	\$391,000	Sept 2017
	<b>3</b> 10/30 Weir Street, Rye	\$332,000	June 2017