

STATEMENT OF INFORMATION

26 MARCIA AVENUE, RYE, VIC 3941

PREPARED BY BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 MARCIA AVENUE, RYE, VIC 3941

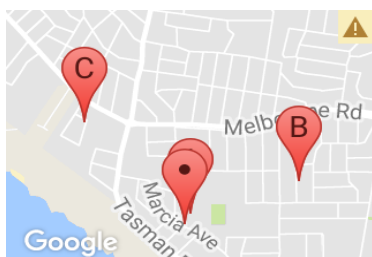
4 2 2

Indicative Selling Price

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

Price Range: \$650,000 to \$695,000

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$612,000

01 October 2016 to 30 September 2017

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



26 GRAY ST, RYE, VIC 3941

4 2 4

Sale Price

\$695,000

Sale Date: 11/07/2017

Distance from Property: 85m



27 EUGENIA ST, RYE, VIC 3941

4 1 2

Sale Price

\$655,000

Sale Date: 31/05/2017

Distance from Property: 802m



2 MUNGALA CRES, BLAIRGOWRIE, VIC 3942

3 1 2

Sale Price

***\$655,000**

Sale Date: 26/07/2017

Distance from Property: 976m



This report has been compiled on 23/10/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 MARCIA AVENUE, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$650,000 to \$695,000

Median sale price

Median price

\$612,000

House

X

Unit

Suburb

RYE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
26 GRAY ST, RYE, VIC 3941	\$695,000	11/07/2017
27 EUGENIA ST, RYE, VIC 3941	\$655,000	31/05/2017
2 MUNGALA CRES, BLAIRGOWRIE, VIC 3942	*\$655,000	26/07/2017