



STATEMENT OF INFORMATION

4 BEAUNA VISTA DRIVE, RYE, VIC 3941

PREPARED BY ANTHONY MILLARD, REAL ESTATE ALLIANCE VICTORIA PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BEAUNA VISTA DRIVE, RYE, VIC 3941

 4  2  4

Indicative Selling Price

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

Price Range: 1,120,000 to 1,200,000

Provided by: Anthony Millard, Real Estate Alliance Victoria Pty Ltd

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$611,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

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.



25 GOLF PDE, RYE, VIC 3941

 4  3  4

Sale Price

\$1,250,000

Sale Date: 22/03/2017

Distance from Property: 826m



101 OBSERVATION DR, RYE, VIC 3941

 5  2  2

Sale Price

\$1,100,000

Sale Date: 10/03/2017

Distance from Property: 889m



1977 POINT NEPEAN RD, TOOTGAROOK, VIC

 3  3  1

Sale Price

\$1,100,000

Sale Date: 30/03/2017

Distance from Property: 1.4km



This report has been compiled on 19/10/2017 by Real Estate Alliance Victoria Pty Ltd. 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

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Indicative selling price

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Price Range:

1,120,000 to 1,200,000

Median sale price

Median price

\$611,000

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
25 GOLF PDE, RYE, VIC 3941	\$1,250,000	22/03/2017
101 OBSERVATION DR, RYE, VIC 3941	\$1,100,000	10/03/2017
1977 POINT NEPEAN RD, TOOTGAROOK, VIC 3941	\$1,100,000	30/03/2017