





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BEAUNA VISTA DRIVE, RYE, VIC 3941 🗡 4 🕒 2 🚓 4







Indicative Selling Price

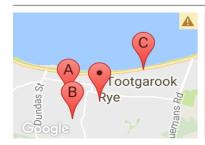
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$1,250,000

Sale Date: 22/03/2017

Distance from Property: 826m





101 OBSERVATION DR, RYE, VIC 3941









Sale Price

\$1,100,000

Sale Date: 10/03/2017

Distance from Property: 889m





1977 POINT NEPEAN RD, TOOTGAROOK, VIC 🕮 3







Sale Price

\$1,100,000

Sale Date: 30/03/2017

Distance from Property: 1.4km



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	4 BEAUNA VISTA DRIVE, RYE, VIC 3941
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Indicative selling price

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

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

Median sale price

Median price	\$611,000	House	Χ	Unit	Suburb	RYE
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

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

