

STATEMENT OF INFORMATION

35 MARCIA AVENUE, RYE, VIC 3941

PREPARED BY JAY FURNISS, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 MARCIA AVENUE, RYE, VIC 3941

3 bedrooms 1 bathroom 2 cars

Indicative Selling Price

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

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

Provided by: Jay Furniss, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$577,500

01 July 2016 to 30 June 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.



16 BETTY ST, RYE, VIC 3941

3 bedrooms 1 bathroom 1 car

Sale Price

***\$670,000**

Sale Date: 10/06/2017

Distance from Property: 1km



33 FELECIA ST, RYE, VIC 3941

3 bedrooms 2 bathrooms 2 cars

Sale Price

\$690,000

Sale Date: 19/04/2017

Distance from Property: 900m



438 TASMAN DR, RYE, VIC 3941

3 bedrooms 1 bathroom 1 car

Sale Price

\$637,000

Sale Date: 26/03/2017

Distance from Property: 236m



This report has been compiled on 21/08/2017 by eview Group Southern Peninsula. 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

35 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

\$577,500

House

X

Unit

Suburb

RYE

Period

01 July 2016 to 30 June 2017

Source

 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
16 BETTY ST, RYE, VIC 3941	*\$670,000	10/06/2017
33 FELECIA ST, RYE, VIC 3941	\$690,000	19/04/2017
438 TASMAN DR, RYE, VIC 3941	\$637,000	26/03/2017