

## STATEMENT OF INFORMATION

30 HAY STREET, RYE, VIC 3941

PREPARED BY MICHEAL CHRISTODOULOU, PRENTICE REAL ESTATE RYE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30 HAY STREET, RYE, VIC 3941**

3 1 2

### Indicative Selling Price

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

**Price Range: 945,000 to 995,000**

Provided by: Micheal Christodoulou, Prentice Real Estate Rye

## MEDIAN SALE PRICE



**RYE, VIC, 3941**

Suburb Median Sale Price (House)

**\$680,000**

01 April 2017 to 31 March 2018

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.



**5 HAY ST, RYE, VIC 3941**

3 2 2

### Sale Price

**\$1,180,000**

Sale Date: 07/02/2018

Distance from Property: 216m



**27 HEYFIELD RD, RYE, VIC 3941**

3 2 2

### Sale Price

**\$940,000**

Sale Date: 25/11/2017

Distance from Property: 367m



**12 HETTY CRT, RYE, VIC 3941**

4 3 2

### Sale Price

**\$1,200,000**

Sale Date: 27/01/2018

Distance from Property: 448m



This report has been compiled on 18/05/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

30 HAY STREET, RYE, VIC 3941

Indicative selling price

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

Price Range:

945,000 to 995,000

Median sale price

Median price

\$680,000

House

X

Unit


Suburb

RYE

Period

01 April 2017 to 31 March 2018

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
5 HAY ST, RYE, VIC 3941	\$1,180,000	07/02/2018
27 HEYFIELD RD, RYE, VIC 3941	\$940,000	25/11/2017
12 HETTY CRT, RYE, VIC 3941	\$1,200,000	27/01/2018