

# **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







**Indicative Selling Price** 

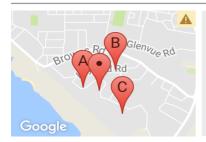
For the meaning of this price see consumer.vic.au/underquoting

**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**







Sale Price

\$1,180,000

Sale Date: 07/02/2018

Distance from Property: 216m





#### 27 HEYFIELD RD, RYE, VIC 3941







**Sale Price** 

\$940,000

Sale Date: 25/11/2017

Distance from Property: 367m





12 HETTY CRT, RYE, VIC 3941







Sale Price

\$1,200,000

Sale Date: 27/01/2018

Distance from Property: 448m



# 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
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## Indicative selling price

For the meaning of this price see 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	p	ricefinder

# 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