

# RT Edgar

## STATEMENT OF INFORMATION

4th July 2018

### Property offered for sale

58 Marcia Avenue, Rye 3941

### Indicative selling price

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

Range  
between \$1,130,000 & \$1,230,000

### Median sale price

Median price	\$680,000	House	X	Unit	Suburb	Rye
Period - From	01/07/2017	to	31/06/2018	Source	Core Logic RP Data	

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Flinders estate agent and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Bernard Road, Rye 3941	\$950,000	20/04/2018
2 38 Anelida Street, Rye 3941	\$1,005,000	30/05/2018
3 10 Andrea Street, Rye 3941	\$1,100,000	08/04/2018