

RT Edgar

STATEMENT OF INFORMATION

8 February 2018

Property offered for sale

42 Ozone Street, Rye 3941

Indicative selling price

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

Range
between \$695,000 & \$764,500

Median sale price

| | | | | | | |
|---------------|---------------|-------|--------------|--------|------------|----------|
| Median price | \$640,000 | House | X | Unit | Suburb | Rye 3941 |
| Period - From | February 2017 | to | January 2018 | Source | Core Logic | |

Comparable property sales

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

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|---------------|
| 1 2 Robyn Court, Rye | \$765,000 | February 2018 |
| 2 18 Phyllis Parade, Rye | \$705,500 | January 2018 |
| 3 8 Croanna Street, Rye | \$720,000 | January 2018 |