

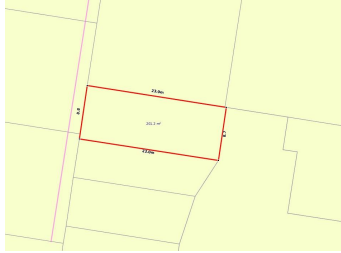
STATEMENT OF INFORMATION

8/30 WEIR STREET, RYE, VIC 3941

PREPARED BY MICHEAL CHRISTODOULOU, PRENTICE REAL ESTATE RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/30 WEIR STREET, RYE, VIC 3941

2 - -

Indicative Selling Price

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

Price Range: 440,000 to 480,000

Provided by: Micheal Christodoulou, Prentice Real Estate Rye

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (Unit)

\$460,000

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.



3/17 NAPIER ST, RYE, VIC 3941

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Sale Price

***\$385,000**

Sale Date: 09/04/2018

Distance from Property: 339m



2/30 WEIR ST, RYE, VIC 3941

2 1 1

Sale Price

***\$445,000**

Sale Date: 15/03/2018

Distance from Property: 95m



2/35 OZONE ST, RYE, VIC 3941

2 1 1

Sale Price

\$429,000

Sale Date: 20/11/2017

Distance from Property: 312m



This report has been compiled on 10/04/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2387 POINT NEPEAN RD, RYE, VIC 3941

 4  -  -

Sale Price

\$500,000

Sale Date: 14/12/2017

Distance from Property: 460m



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

8/30 WEIR STREET, RYE, VIC 3941

Indicative selling price

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

Price Range:

440,000 to 480,000

Median sale price

Median price

\$460,000

House

Unit

X


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
3/17 NAPIER ST, RYE, VIC 3941	*\$385,000	09/04/2018
2/30 WEIR ST, RYE, VIC 3941	*\$445,000	15/03/2018
2/35 OZONE ST, RYE, VIC 3941	\$429,000	20/11/2017
2387 POINT NEPEAN RD, RYE, VIC 3941	\$500,000	14/12/2017