

STATEMENT OF INFORMATION

12 WOLFENDEN STREET, RHYLL, VIC 3923

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 WOLFENDEN STREET, RHYLL, VIC 3923  3  1  2

Indicative Selling Price

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

Single Price: **\$495,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



RHYLL, VIC, 3923

Suburb Median Sale Price (House)

\$435,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



71 MCILWRAITH RD, RHYLL, VIC 3923

 3  2  2

Sale Price

\$470,000

Sale Date: 13/06/2017

Distance from Property: 309m



25 JANSSEN RD, RHYLL, VIC 3923

 3  3  -

Sale Price

\$465,500

Sale Date: 22/10/2016

Distance from Property: 644m



28 LOCK RD, RHYLL, VIC 3923

 3  2  2

Sale Price

\$488,000

Sale Date: 10/06/2016

Distance from Property: 507m



This report has been compiled on 07/10/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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16 SOUTHAMPTON ST, RHYLL, VIC 3923

 **4**  **2**  **2**

Sale Price

\$490,000

Sale Date: 20/09/2016

Distance from Property: 545m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 WOLFENDEN STREET, RHYLL, VIC 3923

Indicative selling price

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

Single Price:

\$495,000

Median sale price

Median price

\$435,000

House

X

Unit

Suburb

RHYLL

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
71 MCILWRAITH RD, RHYLL, VIC 3923	\$470,000	13/06/2017
25 JANSSON RD, RHYLL, VIC 3923	\$465,500	22/10/2016
28 LOCK RD, RHYLL, VIC 3923	\$488,000	10/06/2016
16 SOUTHAMPTON ST, RHYLL, VIC 3923	\$490,000	20/09/2016