

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ROBERTS STREET, RYE, VIC 3941

3 2 2

Indicative Selling Price

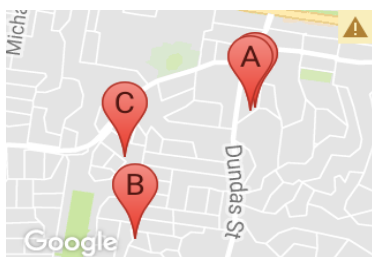
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$680,000

Provided by: Brendan Adams, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$680,000

01 July 2017 to 31 December 2017

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.



1 ROBERTS ST, RYE, VIC 3941

3 1 1

Sale Price

***\$655,000**

Sale Date: 27/12/2017

Distance from Property: 33m



65 WONDAREE ST, RYE, VIC 3941

3 2 2

Sale Price

\$700,000

Sale Date: 28/01/2017

Distance from Property: 1.2km



19 BYAHAMEE ST, RYE, VIC 3941

3 2 1

Sale Price

\$665,000

Sale Date: 24/09/2017

Distance from Property: 913m



This report has been compiled on 19/02/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

3 ROBERTS STREET, RYE, VIC 3941

Indicative selling price

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

Single Price:

\$680,000

Median sale price

Median price

\$680,000

House

X

Unit

Suburb

RYE

Period

01 July 2017 to 31 December 2017

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
1 ROBERTS ST, RYE, VIC 3941	*\$655,000	27/12/2017
65 WONDAREE ST, RYE, VIC 3941	\$700,000	28/01/2017
19 BYAHAMEE ST, RYE, VIC 3941	\$665,000	24/09/2017