

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 ADINA STREET, RYE, VIC 3941

-
 -
 -

Indicative Selling Price

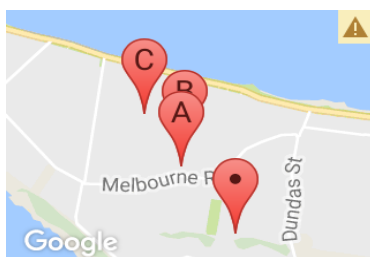
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$395,000

Provided by: Brendan Adams, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (Vacant Land)

\$360,000

01 January 2017 to 30 June 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.



10 ST ANDREWS DR, RYE, VIC 3941

-
 -
 -

Sale Price

\$350,000

Sale Date: 10/10/2016

Distance from Property: 1.2km



12 NIBLICK ST, RYE, VIC 3941

3
 2
 1

Sale Price

\$400,000

Sale Date: 29/11/2016

Distance from Property: 1.4km



10 PHYLLIS PDE, RYE, VIC 3941

-
 -
 -

Sale Price

\$515,000

Sale Date: 23/02/2017

Distance from Property: 2.1km



This report has been compiled on 27/09/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

2 ADINA STREET, RYE, VIC 3941

Indicative selling price

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

Single Price:

\$395,000

Median sale price

Median price

\$360,000

House

Unit

Suburb

RYE

Period

01 January 2017 to 30 June 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
10 ST ANDREWS DR, RYE, VIC 3941	\$350,000	10/10/2016
12 NIBLICK ST, RYE, VIC 3941	\$400,000	29/11/2016
10 PHYLLIS PDE, RYE, VIC 3941	\$515,000	23/02/2017