



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

2 Bernard Road Rye VIC 3941

4 2 2

Indicative Selling Price

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

Range between \$950,000 & \$1,000,000

Median Sale Price

\$620,000 Houses in Rye between Dec 2016 - Nov 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



472 Tasman Drive Rye VIC 3941

4 2 2

Sold Price **\$1,250,000**

Sold Date **01-Sep-17**

Distance **0.08km**



21 Walbrook Road Rye VIC 3941

4 2 2

Sold Price **\$1,075,000**

Sold Date **08-Sep-17**

Distance **1.09km**



1 St Andrews Drive Rye VIC 3941

5 2 2

Sold Price **\$1,085,000**

Sold Date **16-Nov-17**

Distance **1.47km**

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