

STATEMENT OF INFORMATION

19 STRATFORD ROAD, RYE, VIC 3941

PREPARED BY JAY FURNISS, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 STRATFORD ROAD, RYE, VIC 3941

3 2 2

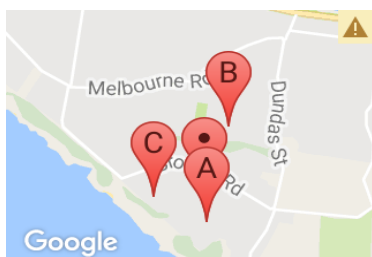
Indicative Selling Price

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

\$680,000 to \$730,000

Provided by: Jay Furniss, eview Group Southern Peninsula

SUBURB MEDIAN



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$595,000

01 October 2016 to 31 March 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.



75 AVON RD, RYE, VIC 3941

3 2 2

Sale Price

Price Withheld

Sale Date: 10/04/2017

Distance from Property: 422m



65 WONDAREE ST, RYE, VIC 3941

3 2 2

Sale Price

\$700,000

Sale Date: 28/01/2017

Distance from Property: 997m



4 HAY ST, RYE, VIC 3941

3 1 2

Sale Price

\$650,000

Sale Date: 19/12/2016

Distance from Property: 664m



This report has been compiled on 09/06/2017 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

19 STRATFORD ROAD, RYE, VIC 3941

Indicative selling price

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

Single Price / Range

\$680,000 to \$730,000

Median sale price

Median price

\$595,000

House

X

Unit

Suburb

RYE

Period

01 October 2016 to 31 March 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
75 AVON RD, RYE, VIC 3941	Price Withheld	10/04/2017
65 WONDAREE ST, RYE, VIC 3941	\$700,000	28/01/2017
4 HAY ST, RYE, VIC 3941	\$650,000	19/12/2016