

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

124 Dundas Street, Rye Vic 3941

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price*

Median price

House

Unit

Suburb or locality

Rye

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	37 Glen Dr RYE 3941	\$325,000	09/07/2017
2	373 Browns Rd RYE 3941	\$320,000	02/06/2017
3	12 Innes Ct TOOTGAROOK 3941	\$308,000	16/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Land
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
No median price available

Comparable Properties



37 Glen Dr RYE 3941 (VG)

Agent Comments



Price: \$325,000
Method: Sale
Date: 09/07/2017
Rooms: -
Property Type: Land
Land Size: 843 sqm approx



373 Browns Rd RYE 3941 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 02/06/2017
Rooms: -
Property Type: Land (Res)
Land Size: 725 sqm approx

12 Innes Ct TOOTGAROOK 3941 (VG)

Agent Comments



Price: \$308,000
Method: Sale
Date: 16/10/2017
Rooms: -
Property Type: Land
Land Size: 702 sqm approx