

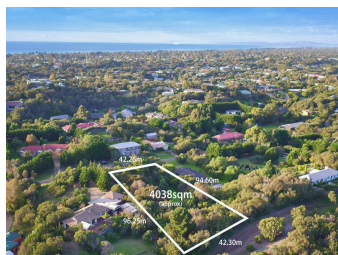
STATEMENT OF INFORMATION

16 ALEXANDRA CRESCENT, RYE, VIC 3941

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 ALEXANDRA CRESCENT, RYE, VIC

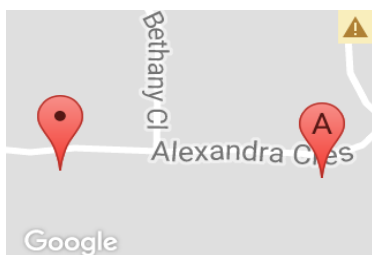


Indicative Selling Price

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

Price Range: \$590,000 to \$650,000

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (Vacant Land)

\$362,500

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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



26 ALEXANDRA CRES, RYE, VIC 3941



Sale Price

***\$575,000**

Sale Date: 08/11/2017

Distance from Property: 211m



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	16 ALEXANDRA CRESCENT, RYE, VIC 3941
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Indicative selling price

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

Price Range:	\$590,000 to \$650,000
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Median sale price

Median price	\$362,500	House		Unit		Suburb	RYE
Period	01 January 2017 to 31 December 2017			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
26 ALEXANDRA CRES, RYE, VIC 3941	*\$575,000	08/11/2017