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STATEMENT OF INFORMATION

Prepared on 12 Dec 2017

HOUSE Offered for Sale

18 Phyllis Parade Rye VIC 3941

3 2 2

Indicative Selling Price

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

Range between $680,000 & $720,000

Median Sale Price

$610,000 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.



12 Fern Grove Rye VIC 3941

3 2 2

Sold Price **$708,000** Sold Date **26-Aug-17**

Distance **0.27km**



28 Hardy Street Rye VIC 3941

3 1 1

Sold Price **$710,000** Sold Date **28-Oct-17**

Distance **0.17km**



9 Niblick Street Rye VIC 3941

3 2 2

Sold Price **$680,000** Sold Date **09-Oct-17**

Distance **0.76km**

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