STATEMENT OF INFORMATION

61 DUNDAS STREET, RYE, VIC 3941

PREPARED BY JULES ALEXANDER, EVIEW GROUP SOUTHERN PENINSULA

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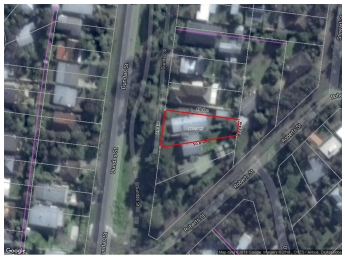
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61 DUNDAS STREET, RYE, VIC 3941

3 2 4

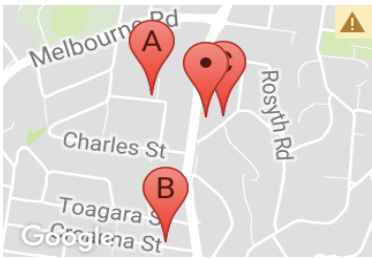
Indicative Selling Price

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

Price Range: **$685,000 to $745,000**

Provided by: Jules Alexander, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

$655,000

01 January 2017 to 31 December 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.

2 EVA ST, RYE, VIC 3941

3 2 2

Sale Price

***$540,000**

Sale Date: 17/02/2018

Distance from Property: 190m A

8 CROANNA ST, RYE, VIC 3941

3 3 5

Sale Price

$720,000

Sale Date: 07/01/2018

Distance from Property: 465m B

1 ROBERTS ST, RYE, VIC 3941

3 1 1

Sale Price

***$655,000**

Sale Date: 27/12/2017

Distance from Property: 55m C

This report has been compiled on 07/03/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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	61 DUNDAS STREET, RYE, VIC 3941

Indicative selling price

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

Price Range:	$685,000 to $745,000

Median sale price

Median price	$655,000	House	X	Unit		Suburb	RYE
Period	01 January 2017 to 31 December 2017			Source	pricefinder		

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
2 EVA ST, RYE, VIC 3941	*$540,000	17/02/2018
8 CROANNA ST, RYE, VIC 3941	$720,000	07/01/2018
1 ROBERTS ST, RYE, VIC 3941	*$655,000	27/12/2017