

# RT Edgar

## STATEMENT OF INFORMATION

27 February 2018

### Property offered for sale

58 Beauna Vista Drive, Rye 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between

\$720,000

&

\$790,000

### Median sale price

Median price	\$651,500	House	X	Unit	Suburb	Rye 3941
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Period - From	January 2017	to	December 2017	Source	RP Data
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### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Rye) estate agent and (Cameron Gulliford) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 42 Bella Vista Drive, Tootgarook	\$785,000	05/09/2017
2 116 Highbury Road, Tootgarook	\$760,000	04/10/2017
3 25 Williamson Street, Tootgarook	\$786,400	11/01/2018