

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 HACKWORTH ROAD, RYE, VIC 3941







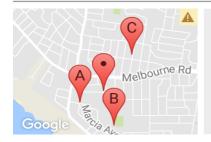
Indicative Selling Price

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

Price Range:

\$650,000 to \$700,000

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$622,500

01 October 2016 to 30 September 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.



52 MARCIA AVE, RYE, VIC 3941







Sale Price

*\$680,000

Sale Date: 14/12/2017

Distance from Property: 347m





16 ROSINA ST, RYE, VIC 3941







Sale Price

*\$667,000

Sale Date: 18/11/2017

Distance from Property: 510m





46 FLORENCE DR, RYE, VIC 3941







Sale Price

*\$715.000

Sale Date: 10/10/2017

Distance from Property: 634m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

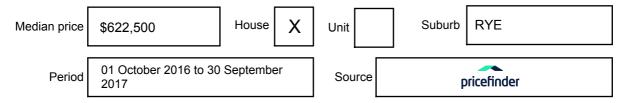
Address Including suburb and postcode	4 HACKWORTH ROAD, RYE, VIC 3941
---	---------------------------------

Indicative selling price

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

Price Range: \$650,000 to \$700,000

Median sale price



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
-	52 MARCIA AVE, RYE, VIC 3941	*\$680,000	14/12/2017
	16 ROSINA ST, RYE, VIC 3941	*\$667,000	18/11/2017
	46 FLORENCE DR, RYE, VIC 3941	*\$715,000	10/10/2017