

# RT Edgar

## STATEMENT OF INFORMATION

19 March 2019

### Property offered for sale

2461 Point Nepean Road, 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 \$895,000 & \$980,000

### Median sale price

Median price \$397,500 Land X Unit Suburb Rye 3941

Period - From May 2017 to April 2018 Source Core Logic

### 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 Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 9 Marcia Avenue, Rye	\$550,000	July 2018
2 22 Brewster Road, Rye	\$740,000	April 2018
3 2469 Point Nepean Road, Rye	\$999,000	January 2018