

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

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