

STATEMENT OF INFORMATION

10 FLINDERS STREET, RYE, VIC 3941

PREPARED BY BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 FLINDERS STREET, RYE, VIC 3941

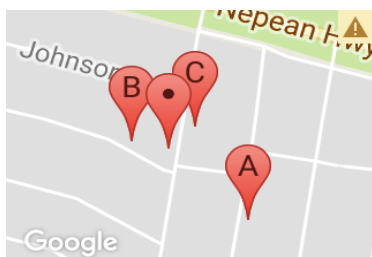
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Indicative Selling Price

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

Price Range: **\$880,000 to \$950,000**

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$715,000

01 October 2017 to 31 March 2018

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.



21 MICHAEL ST, RYE, VIC 3941

3 2 1

Sale Price

\$890,000

Sale Date: 03/02/2018

Distance from Property: 181m



4 GORDON ST, RYE, VIC 3941

4 2 2

Sale Price

\$980,000

Sale Date: 23/02/2018

Distance from Property: 60m



13 FLINDERS ST, RYE, VIC 3941

2 1 -

Sale Price

\$850,000

Sale Date: 28/01/2018

Distance from Property: 57m



This report has been compiled on 22/06/2018 by Briggs Shaw Real Estate. 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

10 FLINDERS STREET, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$880,000 to \$950,000

Median sale price

Median price

\$715,000

House

X

Unit

Suburb

RYE

Period

01 October 2017 to 31 March 2018

Source



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
21 MICHAEL ST, RYE, VIC 3941	\$890,000	03/02/2018
4 GORDON ST, RYE, VIC 3941	\$980,000	23/02/2018
13 FLINDERS ST, RYE, VIC 3941	\$850,000	28/01/2018