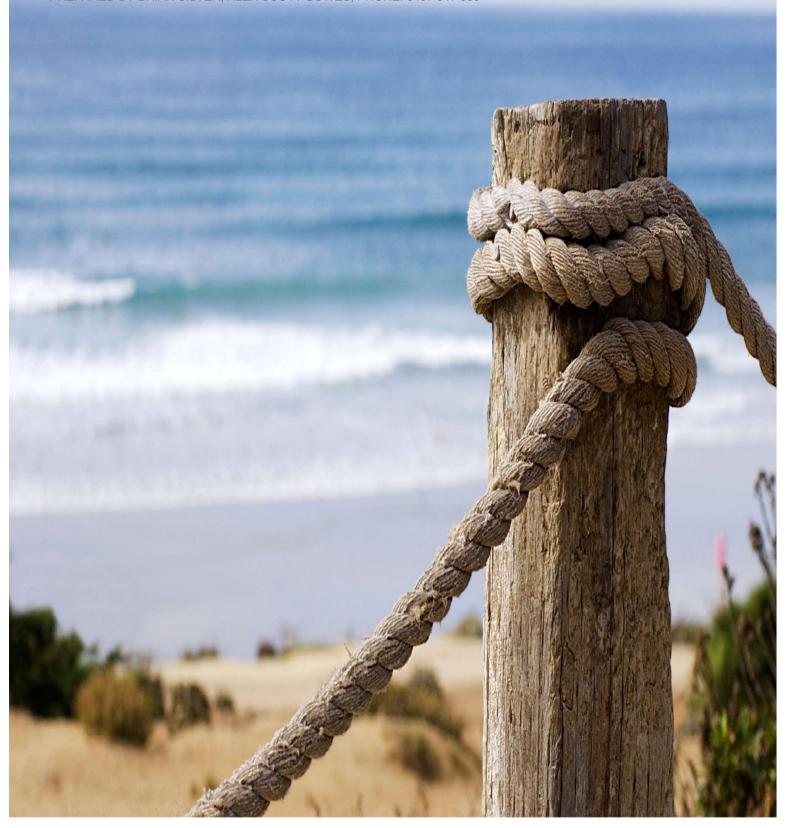
STATEMENT OF INFORMATION

18 HASTINGS STREET, RHYLL, VIC 3923

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 HASTINGS STREET, RHYLL, VIC 3923 🕮 3 🕒 2 🚓 2







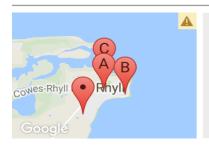
Indicative Selling Price

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

Single Price: \$549,000

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



RHYLL, VIC, 3923

Suburb Median Sale Price (House)

\$480,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



27 POULTER AVE, RHYLL, VIC 3923







Sale Price

**\$545,000

Sale Date: 28/02/2018

Distance from Property: 864m





3/15 BEACH RD, RHYLL, VIC 3923









Sale Price

\$535,000

Sale Date: 06/11/2017

Distance from Property: 1.2km





9 MCILWRAITH RD, RHYLL, VIC 3923







Sale Price

\$515.000

Sale Date: 30/06/2017

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 HASTINGS STREET, RHYLL, VIC 3923
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Indicative selling price

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

Single Price:	\$549,000

Median sale price

Median price	\$480,000	House	X	Unit	Suburb	RHYLL
Period	01 April 2017 to 31 March 2018			Source	p	ricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
27 POULTER AVE, RHYLL, VIC 3923	**\$545,000	28/02/2018
3/15 BEACH RD, RHYLL, VIC 3923	\$535,000	06/11/2017
9 MCILWRAITH RD, RHYLL, VIC 3923	\$515,000	30/06/2017