

# 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](http://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**

3 2 2

### Sale Price

**\*\*\$545,000**

Sale Date: 28/02/2018

Distance from Property: 864m



**3/15 BEACH RD, RHYLL, VIC 3923**

3 2 1

### Sale Price

**\$535,000**

Sale Date: 06/11/2017

Distance from Property: 1.2km



**9 MCILWRAITH RD, RHYLL, VIC 3923**

3 2 2

### Sale Price

**\$515,000**

Sale Date: 30/06/2017

Distance from Property: 1.2km



This report has been compiled on 06/04/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



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