

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

38 Cain Road, Rye 3941

Indicative selling price

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

Range between \$1,300,000 and \$1,400,000

Median sale price

Median Price \$690,000 Suburb Rye 3941 Property Type House

Period From 1June 2018 to 31st May 2019 Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Rye estate agents and Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
49 Minnimurra Road, Rye	\$1,250,000	June 2019
8 Centre Drive, Rye	\$1,400,000	February 2019
40 Durham Road, Rye	\$1,535,000	February 2019