STATEMENT OF INFORMATION

23 YARRAYNE STREET, RYE, VIC 3941

PREPARED BY ROBERT MAGNANO, FREEDOM PROPERTY, PHONE: 0425 772 073



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 YARRAYNE STREET, RYE, VIC 3941

4 2 2

Indicative Selling Price

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

Price Range: **800,000 to 880,000**

Provided by: Robert Magnano, Freedom Property

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

$737,500

01 January 2018 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.



28 TOAGARA ST, RYE, VIC 3941

4 2 7

Sale Price

***$830,000**

Sale Date: 16/02/2018

Distance from Property: 600m A



4 FORBES ST, RYE, VIC 3941

4 2 4

Sale Price

$812,500

Sale Date: 22/01/2018

Distance from Property: 1km B



94 CREEDMORE DR, RYE, VIC 3941

4 2 4

Sale Price

$840,000

Sale Date: 19/11/2017

Distance from Property: 704m C

This report has been compiled on 05/04/2018 by Freedom Property. 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	23 YARRAYNE STREET, RYE, VIC 3941

Indicative selling price

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

Price Range:	800,000 to 880,000

Median sale price

Median price	$737,500	House	X	Unit		Suburb	RYE
Period	01 January 2018 to 31 March 2018	Source	pricefinder				

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
28 TOAGARA ST, RYE, VIC 3941	*$830,000	16/02/2018
4 FORBES ST, RYE, VIC 3941	$812,500	22/01/2018
94 CREEDMORE DR, RYE, VIC 3941	$840,000	19/11/2017