

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



87 OBSERVATION DRIVE, RYE, VIC 3941

3 2 2

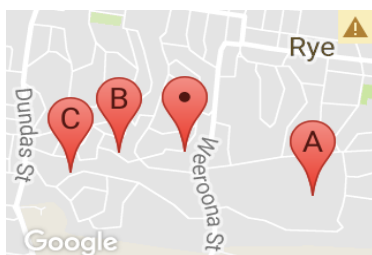
Indicative Selling Price

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

Price Range: \$700,000 to \$770,000

Provided by: Robert Magnano, Freedom Property

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$728,888

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.



62 NAUTILUS ST, RYE, VIC 3941

3 2 2

Sale Price

\$720,000

Sale Date: 17/01/2018

Distance from Property: 885m



46 SUSSEX RD, RYE, VIC 3941

3 2 1

Sale Price

\$742,000

Sale Date: 11/12/2017

Distance from Property: 424m



94 CREEDMORE DR, RYE, VIC 3941

4 2 4

Sale Price

\$840,000

Sale Date: 19/11/2017

Distance from Property: 752m



This report has been compiled on 14/06/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

87 OBSERVATION DRIVE, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$700,000 to \$770,000

Median sale price

Median price

\$728,888

House

X

Unit


Suburb

RYE

Period

01 January 2018 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
62 NAUTILUS ST, RYE, VIC 3941	\$720,000	17/01/2018
46 SUSSEX RD, RYE, VIC 3941	\$742,000	11/12/2017
94 CREEDMORE DR, RYE, VIC 3941	\$840,000	19/11/2017