

# RT Edgar

## STATEMENT OF INFORMATION

16 November 2017

### Property offered for sale

4 Gordon Street, Rye 3941

### Indicative selling price

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

Range between \$950,000 & \$1,040,000

### Median sale price

Median price	\$610,000	House	X	Unit	Suburb	Rye
Period - From	June 2017	to	August 2017	Source	Core Logic	

### Comparable property sales

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

Address of comparable property	Price	Date of sale
1 39 Neville Drive, Rye	\$1,160,000	May 2017
2 89 Flinders Street, Rye	\$900,000	May 2017
3 40 Grange Road, Rye	\$1,150,000	May 2017