

STATEMENT OF INFORMATION

54 FERN GROVE, RYE, VIC 3941

PREPARED BY SALLY JOHNSTONE, BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 FERN GROVE, RYE, VIC 3941

3 2 2

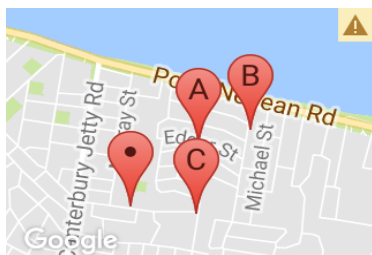
Indicative Selling Price

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

Price Range: \$750,000 to \$780,000

Provided by: Sally Johnstone, Briggs Shaw Real Estate

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$651,000

01 January 2017 to 31 December 2017

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.



33 EDGAR ST, RYE, VIC 3941

3 2 2

Sale Price

***\$750,000**

Sale Date: 30/01/2018

Distance from Property: 626m



13 FLINDERS ST, RYE, VIC 3941

3 1 -

Sale Price

***\$850,000**

Sale Date: 28/02/2018

Distance from Property: 953m



1 FERN GR, RYE, VIC 3941

3 2 2

Sale Price

***\$845,000**

Sale Date: 04/12/2017

Distance from Property: 428m



This report has been compiled on 08/03/2018 by Briggs Shaw Real Estate. 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

54 FERN GROVE, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$750,000 to \$780,000

Median sale price

Median price

\$651,000

House

X

Unit

Suburb

RYE

Period

01 January 2017 to 31 December 2017

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
33 EDGAR ST, RYE, VIC 3941	*\$750,000	30/01/2018
13 FLINDERS ST, RYE, VIC 3941	*\$850,000	28/02/2018
1 FERN GR, RYE, VIC 3941	*\$845,000	04/12/2017