

STATEMENT OF INFORMATION

94 CREEDMORE DRIVE, RYE, VIC 3941

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



94 CREEDMORE DRIVE, RYE, VIC 3941

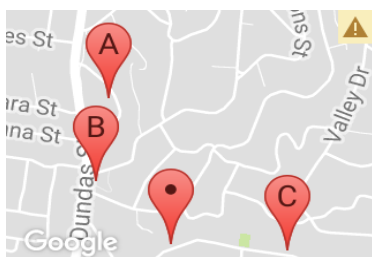
3 bedrooms 2 bathrooms 4 parking spaces

Indicative Selling Price

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

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

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$610,000

01 October 2016 to 30 September 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.



6 TIMMINS CRES, RYE, VIC 3941

3 bedrooms - bathrooms - parking spaces

Sale Price

\$266,667

Sale Date: 29/06/2017

Distance from Property: 556m



93 DUNDAS ST, RYE, VIC 3941

3 bedrooms 2 bathrooms 2 parking spaces

Sale Price

***\$650,000**

Sale Date: 06/06/2017

Distance from Property: 332m



50 CREEDMORE DR, RYE, VIC 3941

3 bedrooms 2 bathrooms 2 parking spaces

Sale Price

\$537,500

Sale Date: 13/05/2017

Distance from Property: 378m



This report has been compiled on 05/10/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - 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

94 CREEDMORE DRIVE, 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

\$610,000

House

X

Unit

Suburb

RYE

Period

01 October 2016 to 30 September 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
6 TIMMINS CRES, RYE, VIC 3941	\$266,667	29/06/2017
93 DUNDAS ST, RYE, VIC 3941	*\$650,000	06/06/2017
50 CREEDMORE DR, RYE, VIC 3941	\$537,500	13/05/2017