



## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

4 Roslyn Avenue Rye VIC 3941

4 3 -

### Indicative Selling Price

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

Range between \$580,000 & \$620,000

### Median Sale Price

\$715,000 Houses in Rye between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**60 Michael Street Rye VIC 3941**

Sold Price

**\$635,000**

Sold Date

**03-Oct-18**

3 1 -

Distance

**0.2km**



**4 Florence Drive Rye VIC 3941**

Sold Price

**\$595,000**

Sold Date

**19-Oct-18**

4 3 2

Distance

**0.49km**



**16 Merchant Street Rye VIC 3941**

Sold Price

**\$630,000**

Sold Date

**03-Oct-18**

3 1 1

Distance

**0.99km**

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