



## STATEMENT OF INFORMATION

Prepared on 13 Sep 2017

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### HOUSE Offered for Sale

26 Flinders Street Rye VIC 3941

3 1 -

### Indicative Selling Price

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

Range between \$600,000 & \$660,000

### Median Sale Price

\$574,000 Houses in Rye between Sep 2016 - Aug 2017

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.



26 Niblick Street Rye VIC 3941

3 1 1

Sold Price

**\$601,230**

Sold Date

**01-May-17**

Distance

**0.52km**



2 Sarazen Street Rye VIC 3941

4 2 4

Sold Price

**\$675,000**

Sold Date

**17-Aug-17**

Distance

**0.58km**



43 Centre Drive Rye VIC 3941

4 3 1

Sold Price

**\$615,000**

Sold Date

**20-Jul-17**

Distance

**0.45km**

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