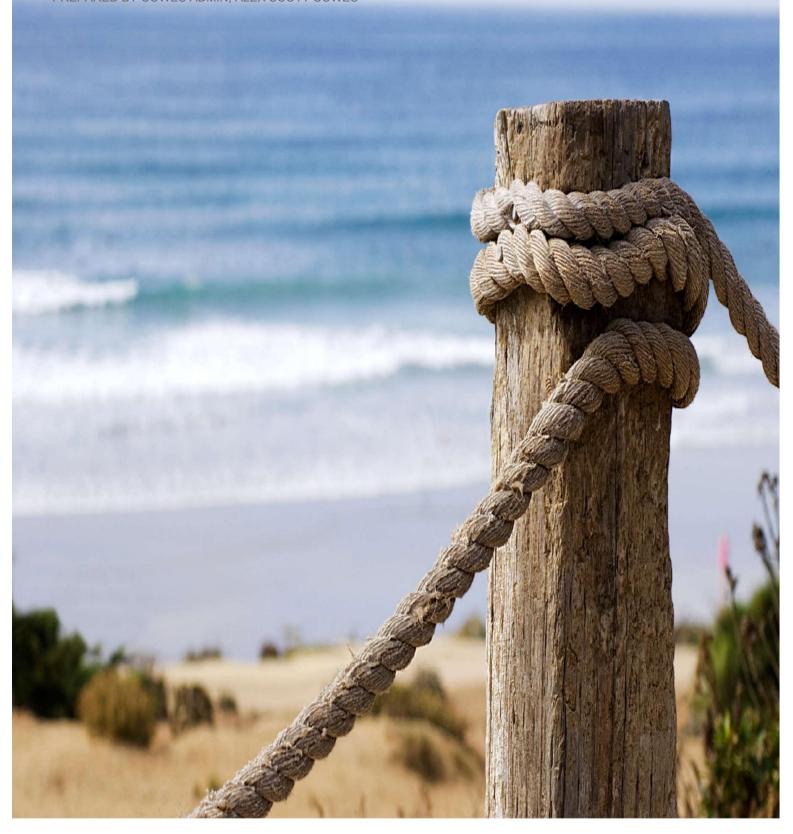
## STATEMENT OF INFORMATION

40 LOCK ROAD, RHYLL, VIC 3923

PREPARED BY COWES ADMIN, ALEX SCOTT COWES







### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 40 LOCK ROAD, RHYLL, VIC 3923







**Indicative Selling Price** 

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

\$429,000

Single Price:

Provided by: Cowes Admin, Alex Scott Cowes

#### **MEDIAN SALE PRICE**



RHYLL, VIC, 3923

**Suburb Median Sale Price (House)** 

\$435,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



9 MCILWRAITH RD, RHYLL, VIC 3923







Sale Price

\$515,000

Sale Date: 30/06/2017

Distance from Property: 395m





71 MCILWRAITH RD, RHYLL, VIC 3923







Sale Price

\$470,000

Sale Date: 13/06/2017

Distance from Property: 286m





4 COLE CRT, RHYLL, VIC 3923







Sale Price

\$612,500

Sale Date: 27/06/2017

Distance from Property: 382m







### 4 ZELMA DR, RHYLL, VIC 3923







Sale Price

\$480,000

Sale Date: 16/06/2017

Distance from Property: 469m





3 WOLFENDEN ST, RHYLL, VIC 3923







Sale Price

\$405,000

Sale Date: 15/06/2017





### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode	40 LOCK ROAD, RHYLL, VIC 3923
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### Indicative selling price

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

Single Price:	\$429,000

### Median sale price

Median price	\$435,000	House	X	Unit	Suburb	RHYLL
Period	01 October 2016 to 30 2017	Septembe	r	Source	p	ricefinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
9 MCILWRAITH RD, RHYLL, VIC 3923	\$515,000	30/06/2017
71 MCILWRAITH RD, RHYLL, VIC 3923	\$470,000	13/06/2017
4 COLE CRT, RHYLL, VIC 3923	\$612,500	27/06/2017
4 ZELMA DR, RHYLL, VIC 3923	\$480,000	16/06/2017

3 WOLFENDEN ST, RHYLL, VIC 3923	\$405,000	15/06/2017
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