

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

3 bedrooms, 1 bathroom, - car spaces

Indicative Selling Price

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

Single Price: \$429,000

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

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

\$515,000

Sale Date: 30/06/2017

Distance from Property: 395m



71 MCILWRAITH RD, RHYLL, VIC 3923

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

\$470,000

Sale Date: 13/06/2017

Distance from Property: 286m



4 COLE CRT, RHYLL, VIC 3923

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

\$612,500

Sale Date: 27/06/2017

Distance from Property: 382m



This report has been compiled on 21/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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4 ZELMA DR, RHYLL, VIC 3923

 4  2  2

Sale Price

\$480,000

Sale Date: 16/06/2017

Distance from Property: 469m



3 WOLFENDEN ST, RHYLL, VIC 3923

 4  2  3

Sale Price

\$405,000

Sale Date: 15/06/2017

Distance from Property: 421m



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

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 September 2017

Source



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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