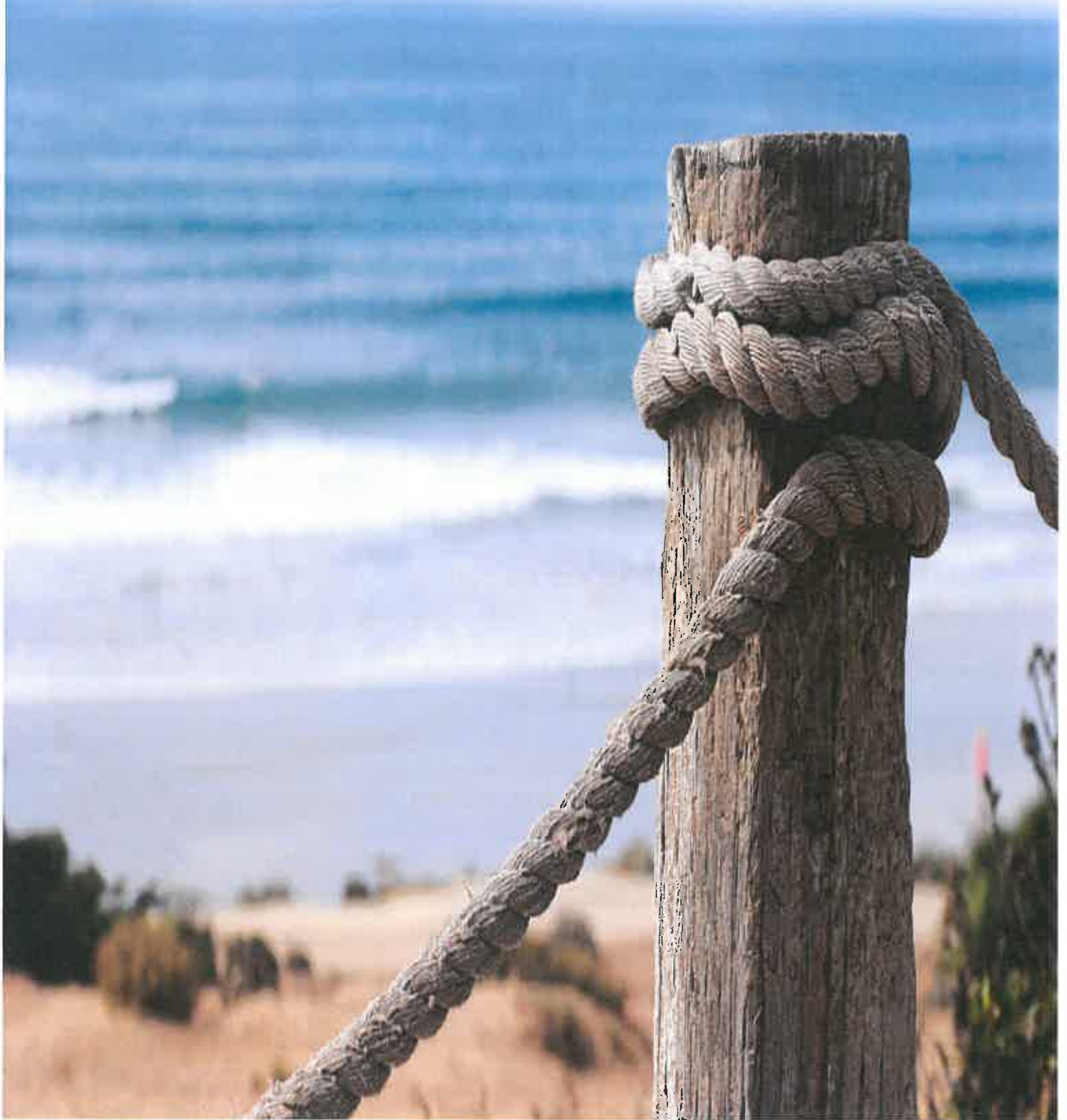


STATEMENT OF INFORMATION

2 DANNY STREET, RYE, VIC 3941

PREPARED BY STEPHEN BROWN, BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 DANNY STREET, RYE, VIC 3941

3 2 2

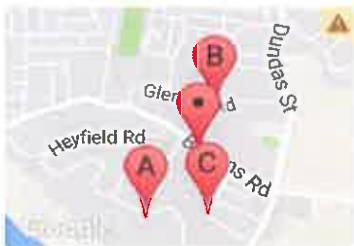
Indicative Selling Price

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

Price Range: \$790,000 to \$860,000

Provided by: Stephen Brown, Briggs Shaw Real Estate

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$565,000

01 April 2016 to 31 March 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.



75 AVON RD, RYE, VIC 3941

3 2 2

Sale Price

Price Withheld

Sale Date: 10/04/2017

Distance from Property: 590m



48 GLENVUE RD, RYE, VIC 3941

4 2 2

Sale Price

***\$1,030,000**

Sale Date: 20/06/2017

Distance from Property: 371m



36 BRUCE ST, RYE, VIC 3941

4 2 2

Sale Price

Price Withheld

Sale Date: 18/05/2017

Distance from Property: 453m



This report has been compiled on 30/06/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Briggs Shaw REAL ESTATE

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

2 DANNY STREET, RYE, VIC 3941

Indicative selling price

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

Price Range: \$790,000 to \$860,000

Median sale price

Median price

\$565,000

House

☒

Unit

☐

Suburb

RYE

Period

01 April 2016 to 31 March 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
75 AVON RD, RYE, VIC 3941	Price Withheld	10/04/2017
48 GLENVUE RD, RYE, VIC 3941	*\$1,030,000	20/06/2017
36 BRUCE ST, RYE, VIC 3941	Price Withheld	18/05/2017

consumer.vic.gov.au/



