



Peter Dodd

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2A Shirlow Avenue Rye VIC 3941

4 2 2

Indicative Selling Price

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

Range between \$750,000 & \$800,000

Median Sale Price

\$676,000 Houses in Rye between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.



37 Shirlow Avenue Rye VIC 3941

Sold Price

\$565,000

Sold Date

26-Apr-19

2 1 2

Distance

0.49km



2/24 Hygeia Street Rye VIC 3941

Sold Price ^{RS}

\$631,000

Sold Date

29-Mar-19

3 2 2

Distance

0.67km



40 Pier Street Rye VIC 3941

Sold Price

\$575,000

Sold Date

27-Apr-19

3 2 2

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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