

## STATEMENT OF INFORMATION

22 PHYLLIS PARADE, RYE, VIC 3941

PREPARED BY MICHEAL CHRISTODOULOU, PRENTICE REAL ESTATE RYE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 PHYLLIS PARADE, RYE, VIC 3941**

3 2 2

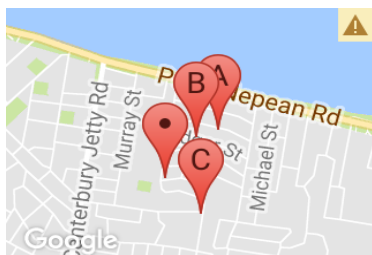
### Indicative Selling Price

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

**Price Range: \$795,000 to \$865,000**

Provided by: Micheal Christodoulou, Prentice Real Estate Rye

## MEDIAN SALE PRICE



**RYE, VIC, 3941**

Suburb Median Sale Price (House)

**\$680,000**

01 April 2017 to 31 March 2018

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.



**19 GORDON ST, RYE, VIC 3941**

3 2 2

### Sale Price

**\$871,000**

Sale Date: 18/10/2017

Distance from Property: 480m



**17 HARDY ST, RYE, VIC 3941**

3 2 2

### Sale Price

**\*\$875,000**

Sale Date: 22/04/2018

Distance from Property: 352m



**1 FERN GR, RYE, VIC 3941**

2 2 2

### Sale Price

**\$845,000**

Sale Date: 09/01/2018

Distance from Property: 340m



This report has been compiled on 23/05/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

22 PHYLLIS PARADE, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$795,000 to \$865,000

Median sale price

Median price

\$680,000

House

X

Unit

Suburb

RYE

Period

01 April 2017 to 31 March 2018

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 |
|--------------------------------|------------|--------------|
| 19 GORDON ST, RYE, VIC 3941    | \$871,000  | 18/10/2017   |
| 17 HARDY ST, RYE, VIC 3941     | *\$875,000 | 22/04/2018   |
| 1 FERN GR, RYE, VIC 3941       | \$845,000  | 09/01/2018   |