

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/10 MARSHALL STREET, RYE, VIC 3941

2 1 1

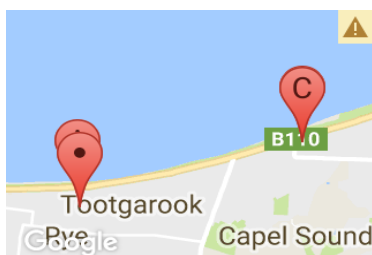
Indicative Selling Price

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

Price Range: \$450,000 to \$500,000

Provided by: Robert Magnano, Freedom Property

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (Unit)

\$482,500

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.



1/2049 POINT NEPEAN RD, RYE, VIC 3941

2 1 1

Sale Price

\$480,000

Sale Date: 15/12/2017

Distance from Property: 189m



5/1685 POINT NEPEAN RD, CAPEL SOUND,

2 1 1

Sale Price

\$475,000

Sale Date: 28/01/2018

Distance from Property: 3km



6/1685 POINT NEPEAN RD, CAPEL SOUND,

2 1 1

Sale Price

\$482,500

Sale Date: 24/01/2018

Distance from Property: 3km



This report has been compiled on 11/05/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - 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

3/10 MARSHALL STREET, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$450,000 to \$500,000

Median sale price

Median price

\$482,500

House

Unit

X

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
1/2049 POINT NEPEAN RD, RYE, VIC 3941	\$480,000	15/12/2017
5/1685 POINT NEPEAN RD, CAPEL SOUND, VIC 3940	\$475,000	28/01/2018
6/1685 POINT NEPEAN RD, CAPEL SOUND, VIC 3940	\$482,500	24/01/2018