

# RT Edgar

## STATEMENT OF INFORMATION

24th January

### Property offered for sale

25 Adina Street, Rye VIC 3941

### Indicative selling price

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

Range  
between \$530,000 & \$560,000

### Median sale price

Median price	\$708,000	House	x	Unit	Suburb	Rye
Period - From	1/11/2017	to	31/10/2018	Source	Corelogic	

### Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

**A.** These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Portsea estate agent and Ilze Moran consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 1 Adina Street, Rye VIC 3941	\$570,000	31/10/2018
<b>2</b> 16 Llyod Street, Rye VIC 3941	\$535,000	24/10/2018
<b>3</b> 9 Nalong Street, Rye VIC 3941	\$542,500	17/09/2018

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.