



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

24 Marshall Street Rye VIC 3941

3 1 1

### Indicative Selling Price

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

Range between \$650,000 & \$700,000

### Median Sale Price

\$574,000 Houses in Rye between Sep 2016 - Aug 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



|                                           |                   |                  |                  |                  |
|-------------------------------------------|-------------------|------------------|------------------|------------------|
| <b>9 Laura Street Tootgarook VIC 3941</b> | <b>Sold Price</b> | <b>\$745,000</b> | <b>Sold Date</b> | <b>16-Apr-17</b> |
| 4  1  1                                   |                   |                  | <b>Distance</b>  | <b>0.4km</b>     |



|                                               |                   |                  |                  |                  |
|-----------------------------------------------|-------------------|------------------|------------------|------------------|
| <b>8 Wilkinson Street Tootgarook VIC 3941</b> | <b>Sold Price</b> | <b>\$650,000</b> | <b>Sold Date</b> | <b>03-Jul-17</b> |
| 3  1  1                                       |                   |                  | <b>Distance</b>  | <b>1.93km</b>    |



|                                            |                   |                  |                  |                  |
|--------------------------------------------|-------------------|------------------|------------------|------------------|
| <b>29 Fleur Avenue Tootgarook VIC 3941</b> | <b>Sold Price</b> | <b>\$625,000</b> | <b>Sold Date</b> | <b>19-Aug-17</b> |
| 3  2  1                                    |                   |                  | <b>Distance</b>  | <b>1.4km</b>     |

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