

## STATEMENT OF INFORMATION

12 CHARLES STREET, RYE, VIC 3941

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 CHARLES STREET, RYE, VIC 3941**

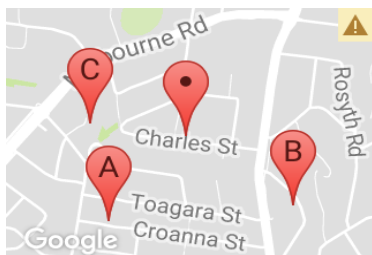
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**Indicative Selling Price**

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

**Price Range: \$600,000 to \$660,000**

## MEDIAN SALE PRICE



**RYE, VIC, 3941**

**Suburb Median Sale Price (House)**

**\$610,000**

01 October 2016 to 30 September 2017

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.



**62 CROANNA ST, RYE, VIC 3941**

3 2 2

**Sale Price**

**Price Withheld**

Sale Date: 15/07/2017

Distance from Property: 393m



**6 TIMMINS CRES, RYE, VIC 3941**

3 - -

**Sale Price**

**\$266,667**

Sale Date: 29/06/2017

Distance from Property: 425m



**10 RIATTA CRT, RYE, VIC 3941**

3 1 3

**Sale Price**

**\$625,000**

Sale Date: 07/06/2017

Distance from Property: 315m



This report has been compiled on 17/10/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - [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

12 CHARLES 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)

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$610,000

House

X

Unit


Suburb

RYE

Period

01 October 2016 to 30 September 2017

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
62 CROANNA ST, RYE, VIC 3941	Price Withheld	15/07/2017
6 TIMMINS CRES, RYE, VIC 3941	\$266,667	29/06/2017
10 RIATTA CRT, RYE, VIC 3941	\$625,000	07/06/2017