



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

24 Wargundy Avenue Rye VIC 3941

3 - -

### Indicative Selling Price

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

Range between \$490,000 & \$530,000

### Median Sale Price

\$600,000 Houses in Rye between Nov 2016 - Oct 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.



**39 Loongana Street Rye VIC 3941**

3 1 2

Sold Price

**\$515,000**

Sold Date

**27-May-17**

Distance

**1.04km**



**41 Kanburra Street Rye VIC 3941**

3 1 1

Sold Price

**\$495,000**

Sold Date

**08-Jun-17**

Distance

**1.04km**



**8 Paul Street Rye VIC 3941**

3 1 2

Sold Price

**\$525,000**

Sold Date

**06-Jun-17**

Distance

**1.26km**

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