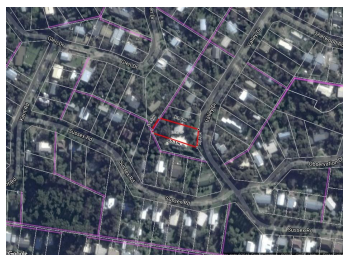


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



90 VALLEY DRIVE, RYE, VIC 3941

3 1 2

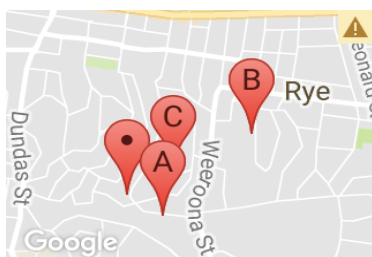
Indicative Selling Price

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

Price Range: \$600,000 to \$650,000

Provided by: Brendan Adams, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$716,000

01 October 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.



21 SUSSEX RD, RYE, VIC 3941

3 2 2

Sale Price

\$651,000

Sale Date: 13/02/2018

Distance from Property: 271m



89 BEAUNA VISTA DR, RYE, VIC 3941

3 2 1

Sale Price

\$600,000

Sale Date: 22/12/2017

Distance from Property: 916m



38 MCDONALD RD, RYE, VIC 3941

2 2 -

Sale Price

\$597,750

Sale Date: 28/02/2018

Distance from Property: 339m



This report has been compiled on 16/05/2018 by eview Group Southern Peninsula. 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

90 VALLEY DRIVE, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$600,000 to \$650,000

Median sale price

Median price

\$716,000

House

X

Unit


Suburb

RYE

Period

01 October 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
21 SUSSEX RD, RYE, VIC 3941	\$651,000	13/02/2018
89 BEAUNA VISTA DR, RYE, VIC 3941	\$600,000	22/12/2017
38 MCDONALD RD, RYE, VIC 3941	\$597,750	28/02/2018