

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



89 BEAUNA VISTA DRIVE, RYE, VIC 3941

3 1 1

Indicative Selling Price

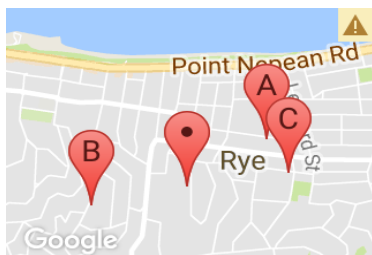
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$600,000 to \$660,000

Provided by: Brendan Adams, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$618,500

01 April 2017 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.



9 WARATAH ST, RYE, VIC 3941

3 1 1

Sale Price

***\$658,000**

Sale Date: 11/11/2017

Distance from Property: 616m



29 VALLEY DR, RYE, VIC 3941

3 1 1

Sale Price

***\$641,700**

Sale Date: 14/10/2017

Distance from Property: 640m



7 MEADOW AVE, RYE, VIC 3941

3 1 1

Sale Price

\$620,000

Sale Date: 09/06/2017

Distance from Property: 662m



This report has been compiled on 23/11/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - 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

89 BEAUNA VISTA DRIVE, RYE, VIC 3941

Indicative selling price

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

Median sale price

Median price\$618,500


HouseX

Unit

SuburbRYE

Period01 April 2017 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
9 WARATAH ST, RYE, VIC 3941	*\$658,000	11/11/2017
29 VALLEY DR, RYE, VIC 3941	*\$641,700	14/10/2017
7 MEADOW AVE, RYE, VIC 3941	\$620,000	09/06/2017