

STATEMENT OF INFORMATION

20 SARAZEN 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



20 SARAZEN STREET, RYE, VIC 3941

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Indicative Selling Price

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

Price Range: \$410,000 to \$450,000

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (Vacant Land)

\$350,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



484 DUNDAS ST, ST ANDREWS BEACH, VIC

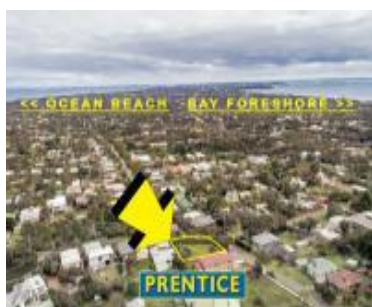
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Sale Price

***\$975,000**

Sale Date: 12/12/2017

Distance from Property: 4.4km



7 LOCKE ST, RYE, VIC 3941

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Sale Price

***\$465,000**

Sale Date: 26/09/2017

Distance from Property: 389m



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

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Indicative selling price

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Price Range:

\$410,000 to \$450,000

Median sale price

Median price

\$350,000

House

X

Unit


Suburb

RYE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
484 DUNDAS ST, ST ANDREWS BEACH, VIC 3941	*\$975,000	12/12/2017
7 LOCKE ST, RYE, VIC 3941	*\$465,000	26/09/2017