



STATEMENT OF INFORMATION

Prepared on 25 Sep 2017

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HOUSE Offered for Sale

54 Observation Drive Rye VIC 3941

3 1 1

Indicative Selling Price

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

Range between \$550,000 & \$595,000

Median Sale Price

\$590,000 Houses in Rye between Sep 2016 - Aug 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.



48 Marshall Street Rye VIC 3941

3 1 2

Sold Price

\$566,250

Sold Date **05-Jun-17**

Distance **1.1km**



9 Goyarra Street Rye VIC 3941

3 1 1

Sold Price

\$590,000

Sold Date **31-Jul-17**

Distance **1.91km**



2 Yera Crescent Rye VIC 3941

3 1 2

Sold Price

\$554,000

Sold Date **01-Aug-17**

Distance **1.99km**

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