

RT Edgar

STATEMENT OF INFORMATION

28 September 2017

Property offered for sale

9 Pardoner Road, Rye 3941

Indicative selling price

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

Range
between

\$485,000

& \$533,500

Median sale price

Median price	\$570,878	House	X	Unit	Suburb or locality	Rye
Period - From	January 2017	to	July 2017	Source	Core Logic – RP Data	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar (Rye) estate agent and Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 10 Walbrooke Road, Rye	\$510,000	May 2017
2 2 Walbrooke Road, Rye	\$550,000	May 2017
3 19 Holden Street, Rye	\$475,000	March 20127