

# RT Edgar

## STATEMENT OF INFORMATION

21 September 2018

### Property offered for sale

16 Merchant Street, Rye 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between

\$590,000

& \$649,000

### Median sale price

Median price	\$705,000	House	X	Suburb	Rye 3941
Period - From	March 2018	to	September 2018	Source	RP Data

### Comparable property sales

**A.** These are the four properties sold within two kilometres of the property for sale in the last six months that RT Edgar Rye estate agent and Michael Kivlighon consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 141 Canterbury Jetty Road, Rye	\$605,000	September 2018
2 35 Murray Street, Rye	\$667,000	April 2018
3 40 Doe Street, Rye	\$593,000	June 2018
4. 32 St Andrews Drive, Rye	\$640,000	March 2018