

STATEMENT OF INFORMATION

57 FLORENCE DRIVE, 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



57 FLORENCE DRIVE, RYE, VIC 3941

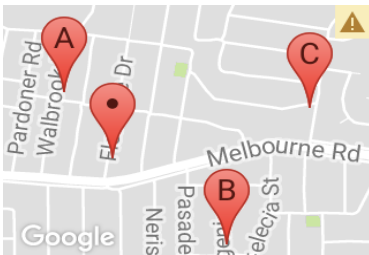
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Indicative Selling Price

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

Price Range: \$1,050,000 to \$1,150,000

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$650,000

01 January 2017 to 31 December 2017

Provided by: 

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.



21 WALBROOK RD, RYE, VIC 3941

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Sale Price

\$1,075,000

Sale Date: 08/09/2017

Distance from Property: 285m



15 EUGENIA ST, RYE, VIC 3941

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Sale Price

***\$1,050,000**

Sale Date: 06/01/2018

Distance from Property: 480m



1 ST ANDREWS DR, RYE, VIC 3941

 5
  2
  2

Sale Price

\$1,085,000

Sale Date: 12/11/2017

Distance from Property: 662m



This report has been compiled on 15/02/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - 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

57 FLORENCE DRIVE, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$1,050,000 to \$1,150,000

Median sale price

Median price

\$650,000

House

X

Unit

Suburb

RYE

Period

01 January 2017 to 31 December 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
21 WALBROOK RD, RYE, VIC 3941	\$1,075,000	08/09/2017
15 EUGENIA ST, RYE, VIC 3941	*\$1,050,000	06/01/2018
1 ST ANDREWS DR, RYE, VIC 3941	\$1,085,000	12/11/2017