

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode  
4 Nalong Street, Rye Vic 3941

#### Indicative selling price

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

Range between \$570,000 & \$610,000

#### Median sale price

Median price \$690,000 House  Unit  Suburb Rye

Period - From 01/07/2017 to 30/06/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	45 Yarrayne St RYE 3941	\$610,000	01/07/2018
2	4 Adele Ct RYE 3941	\$600,000	09/06/2018
3	2 Balook St RYE 3941	\$575,000	28/04/2018

OR

**B\*** 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.



3   -  

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 604 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$570,000 - \$610,000  
**Median House Price**  
 Year ending June 2018: \$690,000

## Comparable Properties



45 Yarrayne St RYE 3941 (REI)

Agent Comments

4   2   2

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 01/07/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 665 sqm approx



4 Adele Ct RYE 3941 (REI)

Agent Comments

3   2   1

**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 09/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 774 sqm approx



2 Balook St RYE 3941 (REI)

Agent Comments

4   1   3

**Price:** \$575,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 774 sqm approx