

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$690,000

House

X

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