

RT Edgar

STATEMENT OF INFORMATION

13 November 2017

Property offered for sale

2/35 Ozone Street, Rye 3941

Indicative selling price

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

Range between	\$380,000	&	\$418,000
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Median sale price

Median price	\$\$460,000	House	Unit	X	Suburb	Rye 3941
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Period - From	November 2016	to	November 2017	Source	Core Logic
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Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Rye) estate agent and Cameron Gulliford consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/31 Hygeia Street, Rye	\$405,000	2/9/2017
2 3/34 Weir Street, Rye	\$391,000	26/9/2017
3 2/1 Richardson Street, Rye	\$460,000	10/6/2017