

STATEMENT OF INFORMATION

13 PARDONER ROAD, 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



13 PARDONER ROAD, RYE, VIC 3941

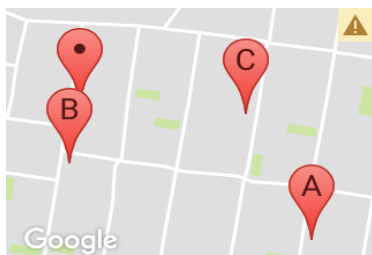
3 1 2

Indicative Selling Price

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

Price Range: **\$625,000 to \$675,000**

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$620,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



93 PRESTON ST, RYE, VIC 3941

3 2 2

Sale Price

***\$650,000**

Sale Date: 11/09/2017

Distance from Property: 448m



25 PARDONER RD, RYE, VIC 3941

3 2 1

Sale Price

***\$620,000**

Sale Date: 22/07/2017

Distance from Property: 107m



40 FLORENCE DR, RYE, VIC 3941

3 1 2

Sale Price

\$610,000

Sale Date: 04/07/2017

Distance from Property: 269m



This report has been compiled on 12/12/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

13 PARDONER ROAD, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$625,000 to \$675,000

Median sale price

Median price

\$620,000

House

X

Unit

Suburb

RYE

Period

01 October 2016 to 30 September 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
93 PRESTON ST, RYE, VIC 3941	*\$650,000	11/09/2017
25 PARDONER RD, RYE, VIC 3941	*\$620,000	22/07/2017
40 FLORENCE DR, RYE, VIC 3941	\$610,000	04/07/2017