

STATEMENT OF INFORMATION

32 ST ANDREWS DRIVE, RYE, VIC 3941

PREPARED BY MICHEAL CHRISTODOULOU, PRENTICE REAL ESTATE RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 ST ANDREWS DRIVE, RYE, VIC 3941

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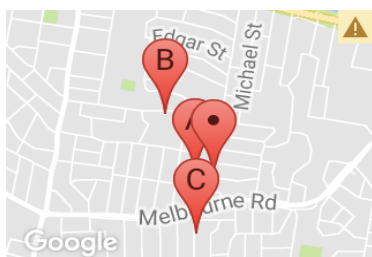
Indicative Selling Price

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

Price Range: \$580,000 to \$630,000

Provided by: Micheal Christodoulou, Prentice Real Estate Rye

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$656,500

01 January 2017 to 31 December 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.



27 HOGAN DR, RYE, VIC 3941

2 1 1

Sale Price

\$585,000

Sale Date: 04/01/2018

Distance from Property: 122m



9 FERN GR, RYE, VIC 3941

2 1 1

Sale Price

\$625,000

Sale Date: 13/11/2017

Distance from Property: 539m



13 PASADENA ST, RYE, VIC 3941

3 1 2

Sale Price

\$616,000

Sale Date: 18/11/2017

Distance from Property: 427m



This report has been compiled on 05/03/2018 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

32 ST ANDREWS DRIVE, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$580,000 to \$630,000

Median sale price

Median price

\$656,500

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
27 HOGAN DR, RYE, VIC 3941	\$585,000	04/01/2018
9 FERN GR, RYE, VIC 3941	\$625,000	13/11/2017
13 PASADENA ST, RYE, VIC 3941	\$616,000	18/11/2017