

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

40 Alexander Avenue Rye 3941

Indicative selling price

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

Single price	\$	OR	Range	\$ 635,000	&	\$ 695,000
			between			

Suburb house median sale price

Median price	\$ \$672,000	Property Type	House	Suburb	Rye
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Period - From	April 2019	to	October 2019	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 Michael Kivlighon consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 69 Michael Street, Rye	\$ \$711,000	27/04/2019
2 9 Dolphin Avenue, Rye	\$ \$735,000	27/04/2019
3 19 Murray Street, Rye	\$ \$695,000	29/04/2019

OR

B. RT Edgar Rye estate agent and Michael Kivlighon reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on 01/10/2019