



Rhonda Pitman

M 0409702494
E rhonda@indigopm.com.au

STATEMENT OF INFORMATION

Prepared on 15 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Florence Drive Rye VIC 3941

3 2 2

Indicative Selling Price

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

Single Price \$595,000

Median Sale Price

\$705,000 Houses in Rye between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4 Parson Street Rye VIC 3941

Sold Price **\$690,000** Sold Date **20-Apr-18**

3 2 1

Distance **0.39km**



28 St Andrews Drive Rye VIC 3941

Sold Price **\$642,500** Sold Date **11-Nov-17**

3 2 2

Distance **0.44km**



2 Eva Street Rye VIC 3941

Sold Price **\$540,000** Sold Date **17-Feb-18**

3 2 2

Distance **1.73km**

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