

STATEMENT OF INFORMATION

25 BEACH ROAD, RHYLL, VIC 3923

PREPARED BY ALEX SCOTT COWES, 113A THOMPSON AVENUE COWES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 BEACH ROAD, RHYLL, VIC 3923

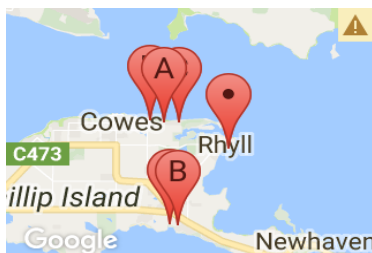
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Indicative Selling Price

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

Price Range: \$860,000 to \$900,000

MEDIAN SALE PRICE



RHYLL, VIC, 3923

Suburb Median Sale Price (House)

\$420,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



58 SILVERLEAVES AVE, SILVERLEAVES, VIC

3 3 2

Sale Price

Price Withheld

Sale Date: 16/10/2017

Distance from Property: 3.7km



1 DOVER ST, SUNDERLAND BAY, VIC 3922

3 2 16

Sale Price

\$850,000

Sale Date: 07/06/2017

Distance from Property: 5.1km



137 SILVERLEAVES AVE, SILVERLEAVES, VIC

3 1 1

Sale Price

\$800,000

Sale Date: 26/04/2017

Distance from Property: 3km



This report has been compiled on 19/02/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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11 WOODLAND AVE, SILVERLEAVES, VIC 3922

3 1 4

Sale Price

\$820,000

Sale Date: 23/02/2017

Distance from Property: 4.4km



2 THE ESP, SUNDERLAND BAY, VIC 3922

4 2 -

Sale Price

Price Withheld

Sale Date: 08/12/2017

Distance from Property: 5.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 BEACH ROAD, RHYLL, VIC 3923

Indicative selling price

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

Price Range:

\$860,000 to \$900,000

Median sale price

Median price

\$420,000

House

X

Unit


Suburb

RHYLL

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
58 SILVERLEAVES AVE, SILVERLEAVES, VIC 3922	Price Withheld	16/10/2017
1 DOVER ST, SUNDERLAND BAY, VIC 3922	\$850,000	07/06/2017
137 SILVERLEAVES AVE, SILVERLEAVES, VIC 3922	\$800,000	26/04/2017
11 WOODLAND AVE, SILVERLEAVES, VIC 3922	\$820,000	23/02/2017

2 THE ESP, SUNDERLAND BAY, VIC 3922	Price Withheld	08/12/2017
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