

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Dunham Street, Rye Vic 3941

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$652,500

House

X

Unit

Suburb Rye

Period - From 01/01/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	13 Doe St RYE 3941	\$595,000	13/02/2018
2	27 Hogan Dr RYE 3941	\$585,000	08/01/2018
3	175 Melbourne Rd RYE 3941	\$585,000	25/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: House
Land Size: 874.6 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
Year ending December 2017: \$652,500

Comparable Properties



13 Doe St RYE 3941 (REI)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 13/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 738 sqm approx

27 Hogan Dr RYE 3941 (REI/VG)

Agent Comments



Price: \$585,000
Method: Sold Before Auction
Date: 08/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 713 sqm approx

175 Melbourne Rd RYE 3941 (REI)

Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 837 sqm approx