

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

13 Bachli Street, Rye Vic 3941

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$680,000

House

X

Unit

Suburb Rye

Period - From 01/10/2017

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	33 Nerissa St RYE 3941	\$705,000	27/03/2018
2	25 Fairway Dr RYE 3941	\$695,000	03/03/2018
3	12 Florence Dr RYE 3941	\$685,000	24/03/2018

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.



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Rooms:
Property Type: House (Res)
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
December quarter 2017: \$680,000

Comparable Properties



33 Nerissa St RYE 3941 (REI)

Agent Comments

3 2 -

Price: \$705,000
Method: Private Sale
Date: 27/03/2018
Rooms: -
Property Type: House
Land Size: 950 sqm approx



25 Fairway Dr RYE 3941 (VG)

Agent Comments

3 - -

Price: \$695,000
Method: Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 780 sqm approx



12 Florence Dr RYE 3941 (REI)

Agent Comments

3 1 2

Price: \$685,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House