

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 AVON ROAD, RYE, VIC 3941

3 1 -

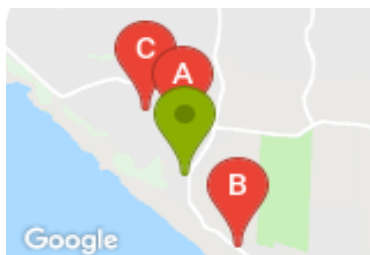
Indicative Selling Price

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

Price Range: \$595,000 to \$640,000

Provided by: Brendan Adams, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$718,500

01 January 2018 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



40 BRUCE ST, RYE, VIC 3941

3 1 2

Sale Price

\$662,500

Sale Date: 23/04/2018

Distance from Property: 572m



471 DUNDAS ST, ST ANDREWS BEACH, VIC

3 1 2

Sale Price

\$682,000

Sale Date: 23/09/2017

Distance from Property: 1.2km



19 STRATFORD RD, RYE, VIC 3941

3 2 2

Sale Price

\$715,000

Sale Date: 23/06/2017

Distance from Property: 1.1km



This report has been compiled on 13/07/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 AVON ROAD, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$595,000 to \$640,000

Median sale price

Median price

\$718,500

House

X

Unit


Suburb

RYE

Period

01 January 2018 to 30 June 2018

Source



Comparable property sales

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
40 BRUCE ST, RYE, VIC 3941	\$662,500	23/04/2018
471 DUNDAS ST, ST ANDREWS BEACH, VIC 3941	\$682,000	23/09/2017
19 STRATFORD RD, RYE, VIC 3941	\$715,000	23/06/2017