

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 CROANNA STREET, RYE, VIC 3941

3 2 2

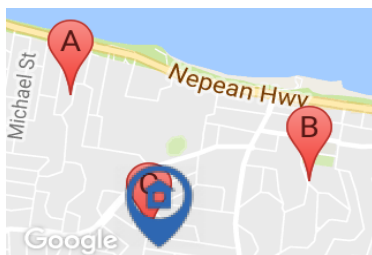
Indicative Selling Price

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

\$850,000 to \$935,000

Provided by: Robert Magnano, eview Group Southern Peninsula

SUBURB MEDIAN



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$560,000

01 April 2016 to 31 March 2017

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.



30 DUNHAM ST, RYE, VIC 3941

3 2 2

Sale Price

***\$985,000**

Sale Date: 14/01/2017

Distance from Property: 1.2km



1 DERWIN ST, RYE, VIC 3941

3 3 2

Sale Price

\$940,000

Sale Date: 13/01/2017

Distance from Property: 1.1km



15 WONDAREE ST, RYE, VIC 3941

4 3 1

Sale Price

\$800,000

Sale Date: 29/01/2017

Distance from Property: 103m



This report has been compiled on 31/05/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - 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

62 CROANNA STREET, RYE, VIC 3941

Indicative selling price

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

Single Price / Range

\$850,000 to \$935,000

Median sale price

Median price

\$560,000

House

Unit

Suburb

RYE

Period

01 April 2016 to 31 March 2017

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
30 DUNHAM ST, RYE, VIC 3941	*\$985,000	14/01/2017
1 DERWIN ST, RYE, VIC 3941	\$940,000	13/01/2017
15 WONDAREE ST, RYE, VIC 3941	\$800,000	29/01/2017