

STATEMENT OF INFORMATION

93 PRESTON STREET, RYE, VIC 3941

PREPARED BY JULES ALEXANDER, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



93 PRESTON STREET, RYE, VIC 3941

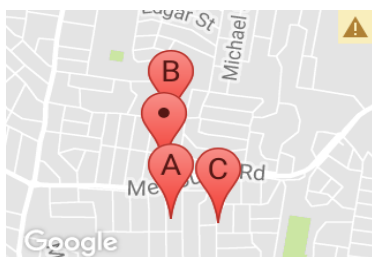
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Indicative Selling Price

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

Price Range: **\$650,000 to \$685,000**

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$565,000

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.



23 NERISSA ST, RYE, VIC 3941

3 1 2

Sale Price

***\$620,000**

Sale Date: 30/05/2017

Distance from Property: 371m



59 PRESTON ST, RYE, VIC 3941

3 1 2

Sale Price

***\$670,000**

Sale Date: 11/05/2017

Distance from Property: 300m



33 FELECIA ST, RYE, VIC 3941

3 2 2

Sale Price

***\$690,000**

Sale Date: 19/04/2017

Distance from Property: 531m



This report has been compiled on 22/06/2017 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

93 PRESTON STREET, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$650,000 to \$685,000

Median sale price

Median price

\$565,000

House

X

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
23 NERISSA ST, RYE, VIC 3941	*\$620,000	30/05/2017
59 PRESTON ST, RYE, VIC 3941	*\$670,000	11/05/2017
33 FELECIA ST, RYE, VIC 3941	*\$690,000	19/04/2017