

RT Edgar

STATEMENT OF INFORMATION

24 January 2018

Property offered for sale

47 Iolanda Street, Rye 3941

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$640,000 House X Unit Suburb Rye 3941

Period - From November 2016 to October 2017 Source RP Data

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Rye estate agent and Michael Kivlighon consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 47 Dunham Street, Rye	\$680,000	November 2017
2 25 Eugenia Street, Rye	\$720,000	December 2017
3 46 Florence Drive, Rye	\$715,000	October 2017