

STATEMENT OF INFORMATION

47 GRANGE ROAD, RYE, VIC 3941

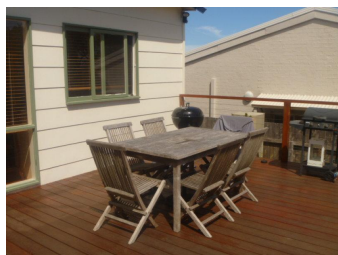
PREPARED BY BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 GRANGE ROAD, RYE, VIC 3941

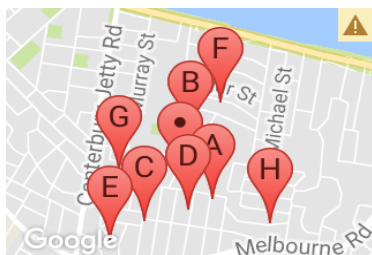
2 1 2

Indicative Selling Price

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

Price Range: **\$630,000 to \$690,000**

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$620,000

01 January 2017 to 30 June 2017

Provided by:

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.



59 PRESTON ST, RYE, VIC 3941

2 1 2

Sale Price

\$670,000

Sale Date: 05/05/2017

Distance from Property: 266m



58 MILTON RD, RYE, VIC 3941

3 2 2

Sale Price

***\$755,000**

Sale Date: 31/07/2017

Distance from Property: 296m



25 PARDONER RD, RYE, VIC 3941

3 2 1

Sale Price

***\$620,000**

Sale Date: 22/07/2017

Distance from Property: 391m



This report has been compiled on 25/08/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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40 FLORENCE DR, RYE, VIC 3941

3 1 2

Sale Price

***\$610,000**

Sale Date: 04/07/2017

Distance from Property: 239m



60 ANELIDA ST, RYE, VIC 3941

3 2 2

Sale Price

\$612,000

Sale Date: 15/04/2017

Distance from Property: 644m



29 ROSLYN AVE, RYE, VIC 3941

3 1 2

Sale Price

\$666,000

Sale Date: 11/03/2017

Distance from Property: 591m



8 MERCHANT ST, RYE, VIC 3941

1 1 1

Sale Price

\$591,000

Sale Date: 05/06/2017

Distance from Property: 392m



12 ST ANDREWS DR, RYE, VIC 3941

4 - -

Sale Price

\$715,000

Sale Date: 03/05/2017

Distance from Property: 670m



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

47 GRANGE ROAD, RYE, VIC 3941

Indicative selling price

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

Price Range:

\$630,000 to \$690,000

Median sale price

Median price

\$620,000

House

X

Unit

Suburb

RYE

Period

01 January 2017 to 30 June 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
59 PRESTON ST, RYE, VIC 3941	\$670,000	05/05/2017
58 MILTON RD, RYE, VIC 3941	*\$755,000	31/07/2017
25 PARDONER RD, RYE, VIC 3941	*\$620,000	22/07/2017
40 FLORENCE DR, RYE, VIC 3941	*\$610,000	04/07/2017

60 ANELIDA ST, RYE, VIC 3941	\$612,000	15/04/2017
29 ROSLYN AVE, RYE, VIC 3941	\$666,000	11/03/2017
8 MERCHANT ST, RYE, VIC 3941	\$591,000	05/06/2017
12 ST ANDREWS DR, RYE, VIC 3941	\$715,000	03/05/2017