

# RT Edgar

## STATEMENT OF INFORMATION

19 March 2019

### Property offered for sale

2463 Point Nepean Road, Rye 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price	\$680,000	House	X	Unit	Suburb	Rye 3941
Period - From	July 2017	to	April 2018	Source	Core Logic	

### 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 Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Neville Drive, Rye	\$1,400,000	May 2018
2 2701 Point Nepean Road, Rye	\$1,600,000	March 2018
3 15 Maori Street, Rye	\$1,050,000	April 2018