

STATEMENT OF INFORMATION

18 SHEILA STREET, RYE, VIC 3941

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 SHEILA STREET, RYE, VIC 3941

3 2 2

Indicative Selling Price

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

Price Range: 760,000 to 830,000

Provided by: Robert Magnano, Freedom Property

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$712,750

01 January 2018 to 31 March 2018

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.



29 ROSLYN AVE, RYE, VIC 3941

3 2 2

Sale Price

****\$765,000**

Sale Date: 25/03/2018

Distance from Property: 3.5km



18 MURRAY ST, RYE, VIC 3941

3 1 2

Sale Price

\$800,000

Sale Date: 02/12/2017

Distance from Property: 4km



16 HILL ST, RYE, VIC 3941

3 2 2

Sale Price

\$800,000

Sale Date: 22/12/2017

Distance from Property: 1.7km



This report has been compiled on 19/04/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - 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

18 SHEILA STREET, RYE, VIC 3941

Indicative selling price

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

Price Range:

760,000 to 830,000

Median sale price

Median price

\$712,750

House

X

Unit

Suburb

RYE

Period

01 January 2018 to 31 March 2018

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
29 ROSLYN AVE, RYE, VIC 3941	**\$765,000	25/03/2018
18 MURRAY ST, RYE, VIC 3941	\$800,000	02/12/2017
16 HILL ST, RYE, VIC 3941	\$800,000	22/12/2017