

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 4A IOLANDA STREET, RYE, VIC 3941

Indicative selling price

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

Price Range: \$665,000 to \$715,000

Median sale price

Median price \$680,000

House

X

Unit

Suburb

RYE

Period 01 April 2017 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
22 LOONGANA ST, RYE, VIC 3941	*\$670,000	28/04/2018
11 PASADENA ST, RYE, VIC 3941	*\$655,000	28/04/2018
17 HARDY ST, RYE, VIC 3941	*\$875,000	22/04/2018

STATEMENT OF INFORMATION

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4A IOLANDA STREET, RYE, VIC 3941

3 bedrooms 1 bathroom 1 car

Indicative Selling Price

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Price Range: \$665,000 to \$715,000

Provided by: Jules Alexander, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$680,000

01 April 2017 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.



22 LOONGANA ST, RYE, VIC 3941

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$670,000**

Sale Date: 28/04/2018

Distance from Property: 1km



11 PASADENA ST, RYE, VIC 3941

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$655,000**

Sale Date: 28/04/2018

Distance from Property: 957m



17 HARDY ST, RYE, VIC 3941

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$875,000**

Sale Date: 22/04/2018

Distance from Property: 1.1km



This report has been compiled on 04/06/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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