

STATEMENT OF INFORMATION

70 VALLEY DRIVE, RYE, VIC 3941

PREPARED BY MICHEAL CHRISTODOULOU, PRENTICE REAL ESTATE RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



70 VALLEY DRIVE, RYE, VIC 3941

4 1 2

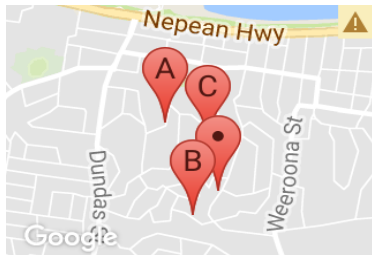
Indicative Selling Price

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

Price Range: \$800,000 to \$880,000

Provided by: Micheal Christodoulou, Prentice Real Estate Rye

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.



28 STRATHMORE ST, RYE, VIC 3941

4 2 4

Sale Price

***\$900,000**

Sale Date: 22/03/2018

Distance from Property: 598m



46 SUSSEX RD, RYE, VIC 3941

3 2 1

Sale Price

\$742,000

Sale Date: 11/12/2017

Distance from Property: 237m



58 LYONS ST, RYE, VIC 3941

6 2 2

Sale Price

***\$990,000**

Sale Date: 07/04/2018

Distance from Property: 365m



This report has been compiled on 23/05/2018 by Prentice Real Estate Rye. 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

70 VALLEY DRIVE, RYE, VIC 3941

Indicative selling price

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

Price Range: \$800,000 to \$880,000

Median sale price

Median price

\$680,000

House

Unit

Suburb

RYE

Period

01 April 2017 to 31 March 2018

Source

pricfinder

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
28 STRATHMORE ST, RYE, VIC 3941	*\$900,000	22/03/2018
46 SUSSEX RD, RYE, VIC 3941	\$742,000	11/12/2017
58 LYONS ST, RYE, VIC 3941	*\$990,000	07/04/2018