

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



64 MARSHALL STREET, RYE, VIC 3941

5 2 2

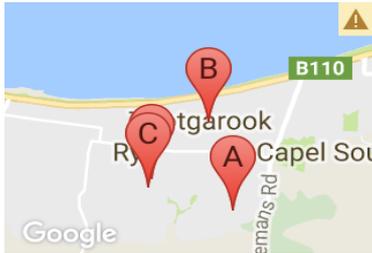
Indicative Selling Price

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

Price Range: \$750,000 to \$825,000

Provided by: Robert Magnano, Freedom Property

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$724,444

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.



34 BOORAN PDE, TOOTGAROOK, VIC 3941

4 2 2

Sale Price

\$800,000

Sale Date: 25/01/2018

Distance from Property: 1.1km



25 WILLIAMSON ST, TOOTGAROOK, VIC 3941

4 3 4

Sale Price

\$786,400

Sale Date: 07/01/2018

Distance from Property: 1.1km



111 MARSHALL ST, TOOTGAROOK, VIC 3941

3 2 2

Sale Price

\$770,000

Sale Date: 27/02/2018

Distance from Property: 129m



This report has been compiled on 12/06/2018 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

64 MARSHALL STREET, RYE, VIC 3941

Indicative selling price

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

Price Range: \$750,000 to \$825,000

Median sale price

Median price \$724,444

House

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
34 BOORAN PDE, TOOTGAROOK, VIC 3941	\$800,000	25/01/2018
25 WILLIAMSON ST, TOOTGAROOK, VIC 3941	\$786,400	07/01/2018
111 MARSHALL ST, TOOTGAROOK, VIC 3941	\$770,000	27/02/2018