

# **STATEMENT OF INFORMATION**

1 JACQLYN AVENUE, RYE, VIC 3941

PREPARED BY MICHEAL CHRISTODOULOU, PRENTICE REAL ESTATE RYE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 JACQLYN AVENUE, RYE, VIC 3941**

3 1 2

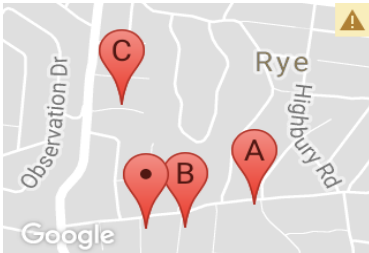
### Indicative Selling Price

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

**Price Range: \$590,000 to \$640,000**

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.



**99 BRIGHTS DR, RYE, VIC 3941**

3 2 1

Sale Price

**\$690,000**

Sale Date: 11/11/2017

Distance from Property: 360m



**5 HILLVIEW AVE, RYE, VIC 3941**

3 1 2

Sale Price

**\$600,000**

Sale Date: 18/12/2017

Distance from Property: 127m



**12 YOORALA RD, RYE, VIC 3941**

3 1 -

Sale Price

**\$640,000**

Sale Date: 30/11/2017

Distance from Property: 449m



This report has been compiled on 25/05/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

1 JACQLYN AVENUE, RYE, VIC 3941

### Indicative selling price

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

Price Range: \$590,000 to \$640,000

### Median sale price

Median price \$680,000

House

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
99 BRIGHTS DR, RYE, VIC 3941	\$690,000	11/11/2017
5 HILLVIEW AVE, RYE, VIC 3941	\$600,000	18/12/2017
12 YOORALA RD, RYE, VIC 3941	\$640,000	30/11/2017