

STATEMENT OF INFORMATION

10/15-18 BEACH ROAD, RHYLL, VIC 3923

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**10/15-18 BEACH ROAD, RHYLL, VIC 3923****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$210,000 to \$220,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE

**RHYLL, VIC, 3923****Suburb Median Sale Price (Vacant Land)****\$265,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**64 LOCK RD, RHYLL, VIC 3923****Sale Price****\$249,000**

Sale Date: 17/01/2016

Distance from Property: 630m

**17 SNAPPER CRT, RHYLL, VIC 3923****Sale Price****\$225,000**

Sale Date: 03/05/2016

Distance from Property: 775m

**15 BEACH RD, RHYLL, VIC 3923****Sale Price*****\$235,000**

Sale Date: 12/03/2017

Distance from Property: 28m

This report has been compiled on 17/06/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/15-18 BEACH ROAD, RHYLL, VIC 3923

Indicative selling price

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

Price Range: \$210,000 to \$220,000

Median sale price

Median price \$265,000

House

Unit

X

Suburb RHYLL

Period 01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
64 LOCK RD, RHYLL, VIC 3923	\$249,000	17/01/2016
17 SNAPPER CRT, RHYLL, VIC 3923	\$225,000	03/05/2016
15 BEACH RD, RHYLL, VIC 3923	*\$235,000	12/03/2017