

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

29 WALTON STREET, RHYLL, VIC 3923

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

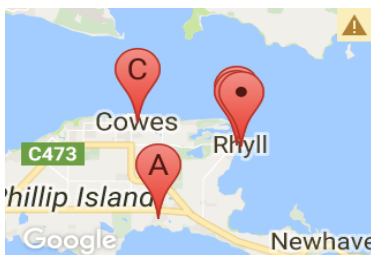
**29 WALTON STREET, RHYLL, VIC 3923**

3 bedrooms, 2 bathrooms, 1 car

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$589,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE

**RHYLL, VIC, 3923**

Suburb Median Sale Price (House)

\$561,000

01 April 2017 to 31 March 2018

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.

**38 MARLIN ST, SMITHS BEACH, VIC 3922**

3 bedrooms, 1 bathroom, 1 car

Sale Price

***\$575,000**

Sale Date: 11/04/2018

Distance from Property: 5.9km

**27 POULTER AVE, RHYLL, VIC 3923**

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

****\$545,000**

Sale Date: 28/02/2018

Distance from Property: 234m

**39 CHURCH ST, COWES, VIC 3922**

4 bedrooms, 2 bathrooms, 3 cars

Sale Price

****\$630,000**

Sale Date: 07/04/2018

Distance from Property: 5.5km

**This report has been compiled on 13/06/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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65 MCILWRAITH RD, RHYLL, VIC 3923

 4  2  3

Sale Price

\$605,000

Sale Date: 29/01/2018

Distance from Property: 355m



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

29 WALTON STREET, RHYLL, VIC 3923

Indicative selling price

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

Single Price:

\$589,000

Median sale price

Median price

\$561,000

House

Unit

Suburb

RHYLL

Period

01 April 2017 to 31 March 2018

Source



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
38 MARLIN ST, SMITHS BEACH, VIC 3922	*\$575,000	11/04/2018
27 POULTER AVE, RHYLL, VIC 3923	**\$545,000	28/02/2018
39 CHURCH ST, COWES, VIC 3922	**\$630,000	07/04/2018
65 MCILWRAITH RD, RHYLL, VIC 3923	\$605,000	29/01/2018