

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode: 5 Sheila Street, Rye Vic 3941

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price: \$612,000 House: Unit: Suburb: Rye
 Period - From: 01/04/2017 to: 30/06/2017 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	15 Ronald St TOOTGAROOK 3941	\$845,000	15/05/2017
2	3 Laura St TOOTGAROOK 3941	\$807,000	03/06/2017
3	8 Sheila St RYE 3941	\$780,000	30/04/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



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Rooms:
Property Type: House (Res)
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2017: \$612,000

Comparable Properties



15 Ronald St TOOTGAROOK 3941 (REI/VG)

Agent Comments

5 2 2

Price: \$845,000
Method: Private Sale
Date: 15/05/2017
Rooms: 6
Property Type: House
Land Size: 758 sqm approx

3 Laura St TOOTGAROOK 3941 (REI)

Agent Comments

3 2 1

Price: \$807,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House
Land Size: 1008 sqm approx

8 Sheila St RYE 3941 (VG)

Agent Comments

3 - -

Price: \$780,000
Method: Sale
Date: 30/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 963 sqm approx