

STATEMENT OF INFORMATION

145 CANTERBURY JETTY ROAD, RYE, VIC 3941

PREPARED BY JULES ALEXANDER, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



145 CANTERBURY JETTY ROAD, RYE, VIC 3 2 2

Indicative Selling Price

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

Price Range: 650,000 to 700,000

Provided by: Jules Alexander, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$620,000

01 October 2016 to 30 September 2017

Provided by: pricfinder

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.



16 ROSINA ST, RYE, VIC 3941

3 2 1

Sale Price

***\$667,000**

Sale Date: 18/11/2017

Distance from Property: 927m



9 FERN GR, RYE, VIC 3941

3 1 1

Sale Price

***\$625,000**

Sale Date: 17/11/2017

Distance from Property: 966m



55 FLORENCE DR, RYE, VIC 3941

3 2 1

Sale Price

***\$530,000**

Sale Date: 12/11/2017

Distance from Property: 688m

This report has been compiled on 05/12/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

145 CANTERBURY JETTY ROAD, RYE, VIC 3941

Indicative selling price

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Price Range: 650,000 to 700,000

Median sale price

Median price \$620,000

House

Unit

Suburb

RYE

Period

01 October 2016 to 30 September 2017

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
16 ROSINA ST, RYE, VIC 3941	*\$667,000	18/11/2017
9 FERN GR, RYE, VIC 3941	*\$625,000	17/11/2017
55 FLORENCE DR, RYE, VIC 3941	*\$530,000	12/11/2017