

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 HACKWORTH ROAD, RYE, VIC 3941**

3 2 2

**Indicative Selling Price**

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

**Price Range: \$650,000 to \$700,000**

## MEDIAN SALE PRICE



**RYE, VIC, 3941**

**Suburb Median Sale Price (House)**

**\$622,500**

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.



**52 MARCIA AVE, RYE, VIC 3941**

3 1 2

**Sale Price**

**\*\$680,000**

Sale Date: 14/12/2017

Distance from Property: 347m



**16 ROSINA ST, RYE, VIC 3941**

3 2 1

**Sale Price**

**\*\$667,000**

Sale Date: 18/11/2017

Distance from Property: 510m



**46 FLORENCE DR, RYE, VIC 3941**

3 2 2

**Sale Price**

**\*\$715,000**

Sale Date: 10/10/2017

Distance from Property: 634m



This report has been compiled on 22/12/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - [www.pricfinder.com.au](http://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

4 HACKWORTH ROAD, 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: \$650,000 to \$700,000

### Median sale price

Median price \$622,500

House

Unit

Suburb

RYE

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### 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
52 MARCIA AVE, RYE, VIC 3941	*\$680,000	14/12/2017
16 ROSINA ST, RYE, VIC 3941	*\$667,000	18/11/2017
46 FLORENCE DR, RYE, VIC 3941	*\$715,000	10/10/2017