

STATEMENT OF INFORMATION

3 ANDREA STREET, RYE, VIC

PREPARED BY GERMAINE MENGONI, BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ANDREA STREET, RYE, VIC

3 2 2

Indicative Selling Price

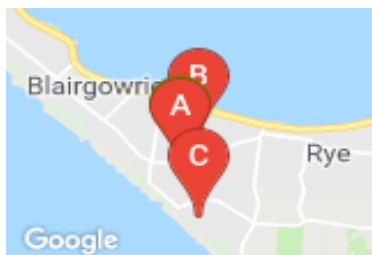
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,100,000 to \$1,200,000

Provided by: Germaine Mengoni, Briggs Shaw Real Estate

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$705,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

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.



10 ANDREA ST, RYE, VIC 3941

3 2 2

Sale Price

\$1,100,000

Sale Date: 08/04/2018

Distance from Property: 108m



32 SARAZEN ST, RYE, VIC 3941

4 2 2

Sale Price

\$1,100,000

Sale Date: 30/03/2018

Distance from Property: 871m



5 HAY ST, RYE, VIC 3941

3 2 2

Sale Price

\$1,180,000

Sale Date: 07/02/2018

Distance from Property: 1.6km



This report has been compiled on 03/08/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.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

3 ANDREA STREET, RYE, VIC

Indicative selling price

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

Price Range:

\$1,100,000 to \$1,200,000

Median sale price

Median price

\$705,000

House

X

Unit

Suburb

RYE

Period

01 July 2017 to 30 June 2018

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
10 ANDREA ST, RYE, VIC 3941	\$1,100,000	08/04/2018
32 SARAZEN ST, RYE, VIC 3941	\$1,100,000	30/03/2018
5 HAY ST, RYE, VIC 3941	\$1,180,000	07/02/2018