

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	3 Barkala Street, Rye Vic 3941
including suburb and	
postcode	

Indicative selling price

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

Range between	\$700,000	&	\$750,000

Median sale price

Median price	\$705,500	Hou	ıse X	Unit		Suburb	Rye
Period - From	01/01/2018	to	31/03/2018		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	97 Dundas St RYE 3941	\$750,000	04/02/2018
2	33 Nerissa St RYE 3941	\$705,000	27/03/2018
3	33 Observation Dr RYE 3941	\$695,000	26/05/2018

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.











Rooms:

Property Type: House Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$750,000 **Median House Price** March quarter 2018: \$705,500

Comparable Properties



97 Dundas St RYE 3941 (REI/VG)





Price: \$750,000 Method: Private Sale Date: 04/02/2018

Rooms: -

Property Type: House Land Size: 793 sqm approx **Agent Comments**





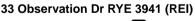




Price: \$705,000 Method: Private Sale Date: 27/03/2018

Rooms: -

Property Type: House Land Size: 950 sqm approx Agent Comments







Price: \$695,000 Method: Auction Sale Date: 26/05/2018

Rooms: -

Property Type: House

Agent Comments

Account - Stockdale & Leggo Rye | P: 03 5985 6555





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