

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

3 Barkala Street, Rye Vic 3941

**Indicative selling price**

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

Range between

\$700,000

&

\$750,000

**Median sale price**

Median price \$705,500

House

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.



3   1   1

**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)

Agent Comments

4   2   2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 04/02/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 793 sqm approx



33 Nerissa St RYE 3941 (REI/VG)

Agent Comments

3   2   -

**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 27/03/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 950 sqm approx



33 Observation Dr RYE 3941 (REI)

Agent Comments

5   3   2

**Price:** \$695,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** House