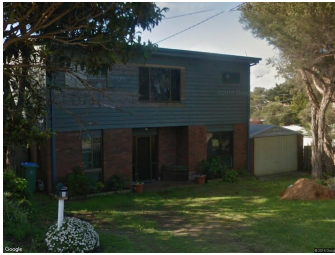


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 KANIMBLA COURT, RYE, VIC 3941

4 2 1

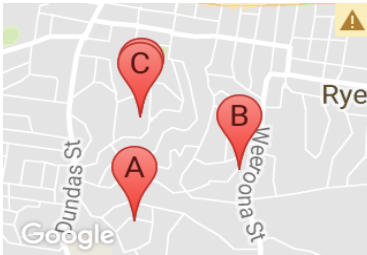
Indicative Selling Price

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

Price Range: \$650,000 to \$710,000

Provided by: Brendan Adams, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$613,500

01 April 2017 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.



9 TWAKURRA ST, RYE, VIC 3941

4 2 2

Sale Price

\$680,000

Sale Date: 24/04/2017

Distance from Property: 772m



75 OBSERVATION DR, RYE, VIC 3941

4 2 2

Sale Price

\$690,000

Sale Date: 01/04/2017

Distance from Property: 758m



1 KANIMBLA CRT, RYE, VIC 3941

3 2 2

Sale Price

\$715,000

Sale Date: 26/11/2016

Distance from Property: 31m



This report has been compiled on 13/11/2017 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

2 KANIMBLA COURT, RYE, VIC 3941

Indicative selling price

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

Price Range: \$650,000 to \$710,000

Median sale price

Median price \$613,500

House

Unit

Suburb

RYE

Period 01 April 2017 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
9 TWAKURRA ST, RYE, VIC 3941	\$680,000	24/04/2017
75 OBSERVATION DR, RYE, VIC 3941	\$690,000	01/04/2017
1 KANIMBLA CRT, RYE, VIC 3941	\$715,000	26/11/2016