

# STATEMENT OF INFORMATION

36 WOOMERA STREET, RYE, VIC 3941

PREPARED BY JAY FURNISS, EVIEW GROUP SOUTHERN PENINSULA



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**36 WOOMERA STREET, RYE, VIC 3941**



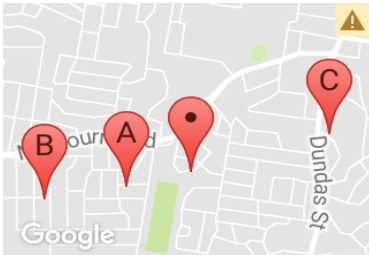
### Indicative Selling Price

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

Price Range: **\$880,000 to \$950,000**

Provided by: Jay Furniss, eview Group Southern Peninsula

## MEDIAN SALE PRICE



**RYE, VIC, 3941**

Suburb Median Sale Price (House)

**\$650,000**

01 January 2017 to 31 December 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.



**11 TANYA ST, RYE, VIC 3941**



Sale Price

**\*\$1,000,000**

Sale Date: 27/07/2017

Distance from Property: 427m



**3 BELINDA ST, RYE, VIC 3941**



Sale Price

**Price Withheld**

Sale Date: 17/11/2017

Distance from Property: 969m



**3 TIMMINS CRES, RYE, VIC 3941**



Sale Price

**\*\$890,000**

Sale Date: 04/12/2017

Distance from Property: 940m

This report has been compiled on 19/01/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - [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

36 WOOMERA 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)

Price Range: \$880,000 to \$950,000

### Median sale price

Median price

\$650,000

House

Unit

Suburb

RYE

Period

01 January 2017 to 31 December 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
11 TANYA ST, RYE, VIC 3941	*\$1,000,000	27/07/2017
3 BELINDA ST, RYE, VIC 3941	Price Withheld	17/11/2017
3 TIMMINS CRES, RYE, VIC 3941	*\$890,000	04/12/2017