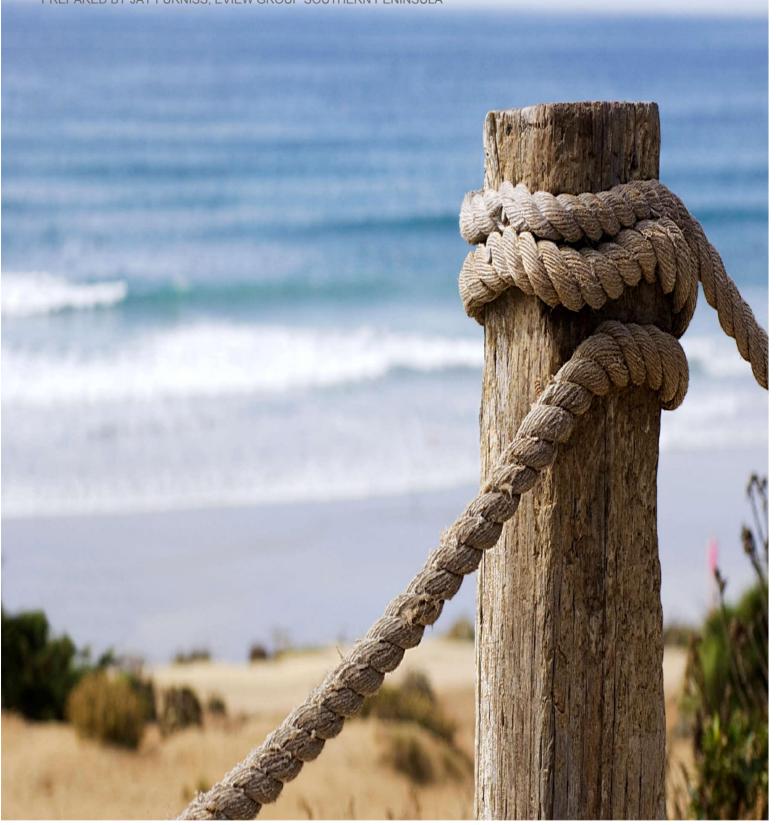
STATEMENT OF INFORMATION

2 MARIANNE AVENUE, RYE, VIC 3941

PREPARED BY JAY FURNISS, EVIEW GROUP SOUTHERN PENINSULA







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MARIANNE AVENUE, RYE, VIC 3941







Indicative Selling Price

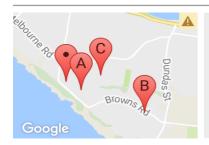
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$790,000 to \$850,000

Provided by: Jay Furniss, eview Group Southern Peninsula

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$610,000

01 October 2016 to 30 September 2017

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.



35 MARCIA AVE, RYE, VIC 3941







Sale Price

*\$790,000

Sale Date: 27/09/2017

Distance from Property: 461m





2 DANNY ST, RYE, VIC 3941







Sale Price

\$810,000

Sale Date: 21/08/2017

Distance from Property: 2.2km





31 PASADENA ST, RYE, VIC 3941







Sale Price

\$760.000

Sale Date: 22/04/2017

Distance from Property: 910m



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 MARIANNE AVENUE, RYE, VIC 3941
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Indicative selling price

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

Price Range: \$790,000 to \$850,000

Median sale price

Median price	\$610,000	House	Χ	Unit	Suburb	RYE
Period	01 October 2016 to 30 September 2017			Source	p	ricefinder

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
35 MARCIA AVE, RYE, VIC 3941	*\$790,000	27/09/2017
2 DANNY ST, RYE, VIC 3941	\$810,000	21/08/2017
31 PASADENA ST, RYE, VIC 3941	\$760,000	22/04/2017

