

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

3 2 1

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: 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.



35 MARCIA AVE, RYE, VIC 3941

3 1 2

Sale Price

***\$790,000**

Sale Date: 27/09/2017

Distance from Property: 461m



2 DANNY ST, RYE, VIC 3941

3 2 3

Sale Price

\$810,000

Sale Date: 21/08/2017

Distance from Property: 2.2km



31 PASADENA ST, RYE, VIC 3941

3 2 2

Sale Price

\$760,000

Sale Date: 22/04/2017

Distance from Property: 910m



This report has been compiled on 11/10/2017 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 MARIANNE AVENUE, RYE, VIC 3941

Indicative selling price

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

Median sale price

Median price

\$610,000

House

Unit

Suburb

RYE

Period

01 October 2016 to 30 September 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
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