

STATEMENT OF INFORMATION

15 DUNDAS STREET, RYE, VIC 3941

PREPARED BY PRENTICE REAL ESTATE RYE, 2395 POINT NEPEAN ROAD RYE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 DUNDAS STREET, RYE, VIC 3941

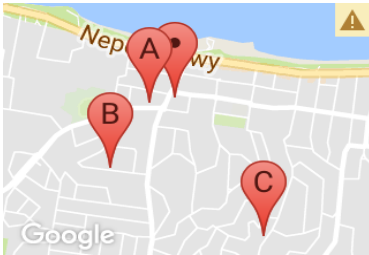
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Indicative Selling Price

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

Price Range: \$560,000 to \$610,000

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$650,000

01 January 2017 to 31 December 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.



6 MELBOURNE RD, RYE, VIC 3941

2 1 1

Sale Price

***\$592,000**

Sale Date: 07/10/2017

Distance from Property: 164m



12 CHARLES ST, RYE, VIC 3941

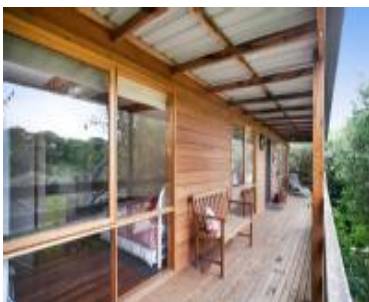
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Sale Price

***\$610,000**

Sale Date: 18/11/2017

Distance from Property: 651m



76 VALLEY DR, RYE, VIC 3941

3 1 1

Sale Price

***\$615,000**

Sale Date: 15/12/2017

Distance from Property: 1.1km



This report has been compiled on 08/02/2018 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2018 - www.pricefinder.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

15 DUNDAS STREET, RYE, VIC 3941

Indicative selling price

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

Price Range: \$560,000 to \$610,000

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
6 MELBOURNE RD, RYE, VIC 3941	*\$592,000	07/10/2017
12 CHARLES ST, RYE, VIC 3941	*\$610,000	18/11/2017
76 VALLEY DR, RYE, VIC 3941	*\$615,000	15/12/2017