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STATEMENT OF INFORMATION

Prepared on 18 Dec 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

59 Valley Drive Rye VIC 3941

4 2 2

Indicative Selling Price

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

Range between \$695,000 & \$760,000

Median Sale Price

\$708,500 Houses in Rye between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



78 Valley Drive Rye VIC 3941

Sold Price **\$630,000** Sold Date **08-Jul-18**

3 1 2

Distance **0.1km**



70 Valley Drive Rye VIC 3941

Sold Price **\$770,000** Sold Date **14-Nov-18**

5 2 2

Distance **0.16km**



87 Observation Drive Rye VIC 3941

Sold Price **\$755,000** Sold Date **13-Jul-18**

3 2 2

Distance **0.31km**

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