

RT Edgar

STATEMENT OF INFORMATION

22 June 2017

Property offered for sale

(Address, including suburb and postcode – delete this sentence)

6 Sabato Street, Rye, Vic 3941

Indicative selling price

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

(Delete single price or range as applicable, and delete this sentence)

Single price \$ OR Range between \$575,000.00 & \$632,500.00

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price \$556,770 House x Unit Suburb Rye

Period - From JANUARY 2017 to FEBRUARY 2017 Source CORELOGIC

Comparable property sales

(Delete A or B below as applicable, and delete this sentence)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 25 Menzies Street, Rye	\$550,000	26 th May 2017
2 6 Howell Street, Rye	\$604,000	4 th March 2017
3 33 Percy Street, Rye	\$560,000	4 th March 2017

OR

B. RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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