

STATEMENT OF INFORMATION

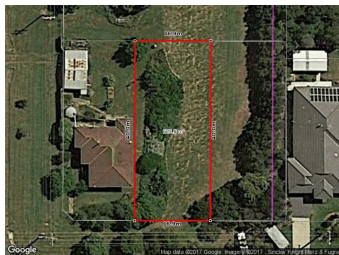
38 LOCK ROAD, RHYLL, VIC 3923

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

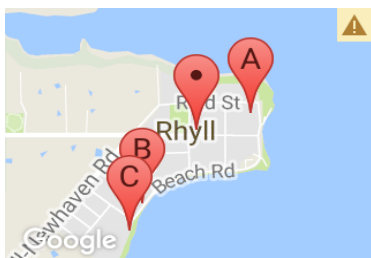
**38 LOCK ROAD, RHYLL, VIC 3923**

4 2 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$669,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE

**RHYLL, VIC, 3923****Suburb Median Sale Price (House)****\$435,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**4 COLE CRT, RHYLL, VIC 3923**

4 2 2

Sale Price**\$612,500**

Sale Date: 27/06/2017

Distance from Property: 367m

**55 BEACH RD, RHYLL, VIC 3923**

3 - -

Sale Price**\$680,000**

Sale Date: 20/08/2016

Distance from Property: 632m

**64 BEACH RD, RHYLL, VIC 3923**

2 1 3

Sale Price**\$750,000**

Sale Date: 10/01/2017

Distance from Property: 837m

**This report has been compiled on 03/08/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au**

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 LOCK ROAD, RHYLL, VIC 3923

Indicative selling price

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

Single Price: \$669,000

Median sale price

Median price

\$435,000

House

Unit

Suburb

RHYLL

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 COLE CRT, RHYLL, VIC 3923	\$612,500	27/06/2017
55 BEACH RD, RHYLL, VIC 3923	\$680,000	20/08/2016
64 BEACH RD, RHYLL, VIC 3923	\$750,000	10/01/2017