

STATEMENT OF INFORMATION

38-40 GLEN DRIVE, RYE, VIC 3941

PREPARED BY STEPHEN BROWN, BRIGGS SHAW REAL ESTATE



Briggs Shaw REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38-40 GLEN DRIVE, RYE, VIC 3941

6 2 2

Indicative Selling Price

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

Price Range: **\$1,450,000 to \$1,550,000**

Provided by: Stephen Brown, Briggs Shaw Real Estate

MEDIAN SALE PRICE



RYE, VIC, 3941

Suburb Median Sale Price (House)

\$571,200

01 July 2016 to 30 June 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.



101 OBSERVATION DR, RYE, VIC 3941

5 2 3

Sale Price

***\$1,100,000**

Sale Date: 16/03/2017

Distance from Property: 324m



27 LOCKSLEY RD, RYE, VIC 3941

4 2 2

Sale Price

\$787,000

Sale Date: 01/04/2017

Distance from Property: 697m



25 GOLF PDE, RYE, VIC 3941

4 3 4

Sale Price

***\$1,250,000**

Sale Date: 27/03/2017

Distance from Property: 517m



This report has been compiled on 07/07/2017 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2017 - 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

38-40 GLEN DRIVE, RYE, VIC 3941

Indicative selling price

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Price Range: \$1,450,000 to \$1,550,000

Median sale price

Median price

\$571,200

House

Unit

Suburb

RYE

Period

01 July 2016 to 30 June 2017

Source



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
101 OBSERVATION DR, RYE, VIC 3941	*\$1,100,000	16/03/2017
27 LOCKSLEY RD, RYE, VIC 3941	\$787,000	01/04/2017
25 GOLF PDE, RYE, VIC 3941	*\$1,250,000	27/03/2017