

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

22 Flinders Street,  
RYE 3941

House

3 beds

1 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$550,000 -  
\$600,000**

### Median sale price

Median **House** for **RYE** for period **Apr 2017 - Sep 2017**  
Sourced from **PRICEFINDER**.

**\$610,000**

### 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 the most comparable to the property for sale.

**166 Melbourne Road,** Price **\$565,000** Sold 17 July 2017  
Rye 3941

**9 Pardoner Road,** Price **\$590,000** Sold 12 October 2017  
Rye 3941

**19 Valentine Street,** Price **\$540,000** Sold 17 August 2017  
Rye 3941

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICEFINDER.

### Contact agents

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**Ray White Rye**

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