Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

12 Magnolia Court, Rye Vic 3941

Indicative selling price

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

Range between | $1,855,000 | & | $1,995,000

Median sale price

Median price | $1,150,000 | Property Type | House | Suburb | Rye

Period - From | 01/01/2023 | to | 31/12/2023 | Source | REIV

Comparable property sales (*Delete A or B below as applicable)

A*   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
1	7 Fairsea Gr RYE 3941	$1,970,000	19/01/2024
2	37 Michael St RYE 3941	$1,885,000	22/01/2024
3	29 Hardy St RYE 3941	$1,825,000	09/03/2024

OR

B*   ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: | 09/04/2024 12:07

Jellis Craig

🛏 **5**　🛁 **3**　🚗 **2**

Property Type: Land
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$1,855,000 - $1,995,000
Median House Price
Year ending December 2023: $1,150,000

Comparable Properties

7 Fairsea Gr RYE 3941 (REI/VG)

🛏 **4**　🛁 **2**　🚗 **4**

Price: $1,970,000
Method: Private Sale
Date: 19/01/2024
Property Type: House
Land Size: 668 sqm approx

Agent Comments

37 Michael St RYE 3941 (REI)

🛏 **4**　🛁 **2**　🚗 **2**

Price: $1,885,000
Method: Private Sale
Date: 22/01/2024
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

29 Hardy St RYE 3941 (REI)

🛏 **4**　🛁 **3**　🚗 **2**

Price: $1,825,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

Account - Jellis Craig　|　P: 03 5984 0999　|　F: 03 5984 0522

REIV
THE DIFFERENCE

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.com.au