



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**12 Magnolia Court,  
RYE 3941**

### Indicative selling price

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

**Range \$500,000 - \$550,000**

### Median sale price

Median **House** for **RYE** for period **Jul 2018 - Jun 2019**

Sourced from **price finder**.

**\$430,000**

### 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.

**18 Florence Drive,**  
Rye 3941

**Price \$450,000** Sold 19 June  
2018

**18 Edina Court,**  
Blairgowrie 3942

**Price \$550,000** Sold 27  
September 2018

**9 Orcades Avenue,**  
Rye 3941

**Price \$500,000** Sold 28  
February 2019

### Additional Information

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 price finder.

House

### Ray White Rye

1/2353 Point Nepean Road,  
Rye VIC 3941

### Contact agents



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