Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prop	erty offere	ed for s	sale									
Address Including suburb and postcode			12 Jillian Drive, Rye Vic 3941									
Indic	ative selli	ng pric	e									
For th	e meaning	of this p	orice see	con	sumer.vic.gov	/.au/ι	underqu	oting				
Range between \$1,65			0,000		&		\$1,795,000					
Media	an sale pr	rice										
Median price \$1,07		\$1,075,	Property Type			Hous	use Suk			urb	Rye	
Period - From 01/10		01/10/2	023	to	30/09/2024	2024 Source		ource	REI	V		
Com	parable pr	operty	sales	(*De	lete A or B	belo	w as ap	plica	ble)			
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									Pri	ice	Date of sale	
1												
2												
3												
OR												
B * The estate agent or agent's representative reasonably believes that fewer than three or properties were sold within two kilometres of the property for sale in the last six months.									•			
	This Statement of Information was prepared on:							on:		13/01/2025 12:12		



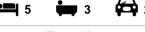
WHITEFOX

Lloyd Hillard 0458 258 200 lloyd@whitefoxrealestate.com.au

Indicative Selling Price \$1,650,000 - \$1,795,000 Median House Price

Median House Price Year ending September 2024: \$1,075,000





Property Type: House Land Size: 844 sqm approx Agent Comments

Comparable Properties

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.

Account - Whitefox Real Estate | P: 96459699



