

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

9 Jillian Drive Rye VIC 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$735,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Rye

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

5 Sydney Street Rye VIC 3941	\$727,500	07-Oct-19
400 Dundas Street Rye VIC 3941	\$740,000	28-Apr-19
3 Jedda Street Rye VIC 3941	\$840,000	23-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 19 October 2019

SHORELINE

REAL ESTATE

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5 Sydney Street Rye VIC 3941

Sold Price

^{RS}

\$727,500

Sold Date

07-Oct-19



3



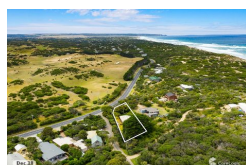
2



2

Distance

0.4km



400 Dundas Street Rye VIC 3941

Sold Price

\$740,000

Sold Date

28-Apr-19



3



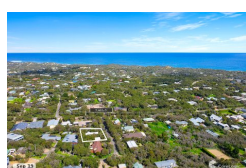
2



1

Distance

0.87km



3 Jedda Street Rye VIC 3941

Sold Price

^{RS}

\$840,000

Sold Date

23-Sep-19



4



2



2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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