

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

1 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,047,500

Property type

House

Suburb

Rye

Period-from

01 Jan 2021

to

31 Dec 2021

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

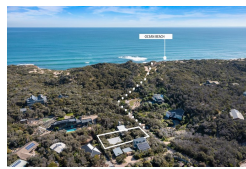
Date of sale

77 Avon Road Rye VIC 3941	\$1,487,500	09-Nov-21
123 Avon Road Rye VIC 3941	\$1,500,000	16-Oct-21
80 Creedmore Drive Rye VIC 3941	\$1,380,000	18-Oct-21

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: 18 January 2022

	77 Avon Road Rye VIC 3941	Sold Price	\$1,487,500	Sold Date	09-Nov-21
	 2  2  3			Distance	0.78km
	123 Avon Road Rye VIC 3941	Sold Price	\$1,500,000	Sold Date	16-Oct-21
	 2  1  2			Distance	1.15km
	80 Creedmore Drive Rye VIC 3941	Sold Price	\$1,380,000	Sold Date	18-Oct-21
	 3  1  3			Distance	1.62km
	97 Avon Road Rye VIC 3941	Sold Price	^{RS} \$1,580,000 ^{UN}	Sold Date	19-Oct-21
	 4  2  2			Distance	0.99km
	6 Forbes Street Rye VIC 3941	Sold Price	\$1,375,000	Sold Date	07-Jun-21
	 3  2  4			Distance	0.53km

RS = Recent sale

UN = Undisclosed Sale

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