

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

22 MAGNOLIA COURT 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

\$2,150,000

&

\$2,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Rye

Period-from

01 Jan 2022

to

31 Dec 2022

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

17 WILSON ROAD BLAIRGOWRIE VIC 3942	\$2,200,000	15-Sep-22
3 COURT STREET BLAIRGOWRIE VIC 3942	\$2,050,000	26-Oct-22
47 ALEXANDER AVENUE RYE VIC 3941	\$2,164,722	22-Nov-22

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: 11 January 2023



**17 WILSON ROAD BLAIRGOWRIE
VIC 3942**

 3  2  2

Sold Price **\$2,200,000** Sold Date **15-Sep-22**

Distance **1.48km**



**3 COURT STREET BLAIRGOWRIE
VIC 3942**

 4  3  2

Sold Price **\$2,050,000** Sold Date **26-Oct-22**

Distance **0.7km**



**47 ALEXANDER AVENUE RYE VIC
3941**

 4  3  2

Sold Price ^{RS} **\$2,164,722** Sold Date **22-Nov-22**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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