

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

4 MARYVILLE STREET RIPPONLEA VIC 3185

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

\$3,750,000

&

\$4,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,805,000

Property type

House

Suburb

Ripponlea

Period-from

01 Nov 2023

to

31 Oct 2024

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

Address of comparable property	Price	Date of sale
7 STANLEY STREET ELSTERNWICK VIC 3185	\$3,900,000	10-Oct-24

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: 25 November 2024

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**7 STANLEY STREET ELSTERNWICK** Sold Price ^{RS} **\$3,900,000** ^{UN} Sold Date **10-Oct-24**
VIC 3185

4 2 3

Distance **1.58km****RS** = Recent sale**UN** = Undisclosed Sale

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