Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

4 Walker Street Rippleside VIC 3215

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	\$950,000	&	\$1,040,000				
Median sale price								
(*Delete house or unit as applicable)								

Median Price	\$810,000	Prope	erty type		House	Suburb	Rippleside
Period-from	01 Mar 2019	to	29 Feb 2	2020	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	
9 Walker Street Rippleside VIC 3215	\$1,130,000	09-Mar-19	
35 Margaret Street Rippleside VIC 3215	\$940,000	05-Dec-19	
8 Vincent Avenue Geelong VIC 3220	\$1,050,000	16-Aug-19	

OR

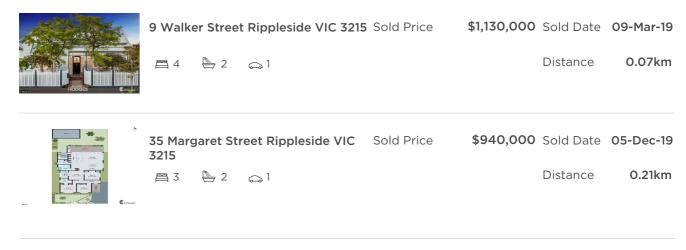
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16 March 2020



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8 Vincent Avenue Geelong VIC 3220		Sold Price	\$1,050,000 So	ld Date	16-Aug-19	
昌 3	2	⊜ 1		Dis	stance	1km

RS = Recent sale UN = Undisclosed Sale

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