

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

\$3,400,000

&

\$3,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,805,000

Property type

House

Suburb

Ripponlea

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 WENDEN GROVE ST KILDA EAST VIC 3183	\$3,490,000	18-Aug-24
478 NEW STREET BRIGHTON VIC 3186	\$3,700,000	31-Oct-24
98 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$3,495,000	04-Sep-24

OR

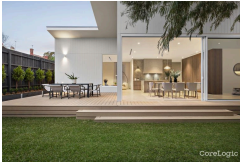
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 February 2025

Rachael O'Connor

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**2 WENDEN GROVE ST KILDA EAST** Sold Price **\$3,490,000** Sold Date **18-Aug-24**
VIC 3183

🛏️ 4 🚿 2 🚗 2

Distance **1.73km****478 NEW STREET BRIGHTON VIC** Sold Price **\$3,700,000** Sold Date **31-Oct-24**
3186

🛏️ 5 🚿 3 🚗 2

Distance **1.95km****98 BALACLAVA ROAD CAULFIELD** Sold Price **\$3,495,000** Sold Date **04-Sep-24**
NORTH VIC 3161

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Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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