

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

18 Bell Street, Ripponlea Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Ripponlea

Period - From 01/10/2021

to

30/09/2022

Source REIV

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 six 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
1	4/96 Addison St ELWOOD 3184	\$1,550,000	16/07/2022
2	54 Rosamond St BALACLAVA 3183	\$1,500,000	26/05/2022
3			

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 six months.~~

This Statement of Information was prepared on:

23/11/2022 16:37



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending September 2022: \$1,725,000

Comparable Properties



4/96 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$1,550,000

Method: Private Sale

Date: 16/07/2022

Property Type: Townhouse (Res)



54 Rosamond St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 1

Price: \$1,500,000

Method: Sold Before Auction

Date: 26/05/2022

Property Type: Townhouse (Res)

Land Size: 128 sqm approx

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 six months.