

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



211A MELBOURNE ROAD, RIPPLESIDE,

3 2 2

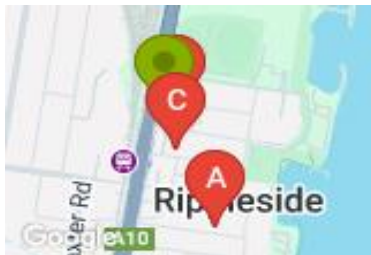
Indicative Selling Price

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

Price Range: **\$950,000 to \$1,040,000**

Provided by: Marissa Stephanie Maroulis, McGrath Geelong | Newtown

MEDIAN SALE PRICE



RIPPLESIDE, VIC, 3215

Suburb Median Sale Price (House)

\$1,052,500

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



39 MARGARET ST, RIPPLESIDE, VIC 3215

3 1 2

Sale Price

\$990,000

Sale Date: 22/09/2023

Distance from Property: 445m



8 VAUTIER ST, RIPPLESIDE, VIC 3215

4 2 2

Sale Price

\$970,000

Sale Date: 16/03/2023

Distance from Property: 37m



5 ST DAVID ST, RIPPLESIDE, VIC 3215

3 1 1

Sale Price

\$1,000,000

Sale Date: 25/03/2023

Distance from Property: 142m



This report has been compiled on 18/11/2024 by McGrath Geelong | Newtown. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode: 211A MELBOURNE ROAD, RIPPLESIDE, VIC 3215

Indicative selling price

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

Price Range: \$950,000 to \$1,040,000

Median sale price

Median price: \$1,052,500 Property type: House Suburb: RIPPLESIDE
Period: 01 October 2023 to 30 September 2024 Source: 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
39 MARGARET ST, RIPPLESIDE, VIC 3215	\$990,000	22/09/2023
8 VAUTIER ST, RIPPLESIDE, VIC 3215	\$970,000	16/03/2023
5 ST DAVID ST, RIPPLESIDE, VIC 3215	\$1,000,000	25/03/2023

This Statement of Information was prepared on: 18/11/2024