

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

1/1 VICTORIA AVENUE 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

\$975,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,693,250

Property type

House

Suburb

Ripponlea

Period-from

01 Jun 2022

to

31 May 2023

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

8/3 GLEN EIRA ROAD RIPPONLEA VIC 3185

\$949,000

01-May-23

5/17 BYRNE AVENUE ELWOOD VIC 3184

\$1,075,000

29-May-23

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.

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**8/3 GLEN EIRA ROAD RIPPONLEA
VIC 3185**

Sold Price

\$949,000

Sold Date

01-May-23

2

1

1

Distance

0.09km

Elwood
5/17 BYRNE AVENUE



71

**5/17 BYRNE AVENUE ELWOOD VIC
3184**

Sold Price

^{RS}

\$1,075,000

Sold Date

29-May-23

2

1

1

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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