

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

4/12 Maryville Street, Ripponlea Vic 3185

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Ripponlea

Period - From

27/02/2023

to

26/02/2024

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	4/42 Glen Huntly Rd ELWOOD 3184	\$795,000	07/02/2024
2	2/18-20 Selwyn Av ELWOOD 3184	\$774,000	16/12/2023
3	1/76 Orrong Rd ELSTERNWICK 3185	\$740,000	02/12/2023

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:

27/02/2024 19:16

4/12 Maryville Street, Ripponlea Vic 3185

belle
PROPERTY

Andrew James
03 9509 0411
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andrew.james@belleproperty.com

Indicative Selling Price

\$759,000

Median Unit Price

27/02/2023 - 26/02/2024: \$645,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/42 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$795,000

Method: Private Sale

Date: 07/02/2024

Property Type: Apartment



2/18-20 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$774,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Apartment



1/76 Orrong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 2

Price: \$740,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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