

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

\$2,875,000

&

\$3,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,582,500

Property type

House

Suburb

Ripponlea

Period-from

01 May 2024

to

30 Apr 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

52 SHOOBRA ROAD ELSTERNWICK VIC 3185

\$3,110,000

27-Feb-25

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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52 SHOOBRA ROAD
ELSTERNWICK VIC 3185

 4  2  2

Sold Price **\$3,110,000** Sold Date **27-Feb-25**

Distance **1.98km**

RS = Recent sale UN = Undisclosed Sale

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