

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

23 Margaret Street, Ripplside, VIC 3215

Indicative selling price

Single Price or Range between

\$795,000 - \$865,000












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

Median sale price

Median Price \$500,000	Property Type House	Suburb RIPPLESIDE
Period From 16/03/2018	Period To 16/09/2019	Source Core Logic

Comparable property sales

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

	24 MARGARET STREET RIPPLESIDE Price \$810,000 Date of Sale 15/07/2019 Land 419 sqm	3  2  1 
	21 BAY STREET RIPPLESIDE Price \$840,000 Date of Sale 20/05/2019 Land 527 sqm	3  1  1 
	4 WALKER STREET RIPPLESIDE Price \$840,000 Date of Sale 05/05/2018 Land 482 sqm	4  2  2 