

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

21 Bay Street, Rippleside, VIC 3215

Indicative selling price

\$795,000 - \$865,000

Range between

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

Median sale price

Median price
\$ 701,000

House

*Delete house or unit as applicable

Suburb
RIPPLESIDE

Period
04/04/2018 - 02/04/2019

Source
Price Finder

Comparable property sales

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



5 ST HELENS PLACE
RIPPLESIDE

3 2 2

Normal Sale \$775,000
Date Sold 04/12/2018
Land 325 sqm



4 WALKER STREET
RIPPLESIDE

4 2 2

Normal Sale \$840,000
Date Sold 05/05/2018
Land 482 sqm



32 MARGARET STREET
RIPPLESIDE

4 2 1

Normal Sale \$900,000
Date Sold 10/06/2018
Land 428 sqm