# **buxton**

## 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

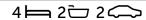
Normal Sale \$775,000 Date Sold 04/12/2018 Land 325 sgm





# 4 WALKER STREET RIPPLESIDE

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





# 32 MARGARET STREET RIPPLESIDE

Normal Sale \$900,000 Date Sold 10/06/2018 Land 428 sqm 4 **⇒** 2 **→** 1 **⇔**