

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 22 Edward Street, Rippleside, VIC 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,150,000 & \$1,250,000

### Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

	Address of comparable property	Price	Date of sale
1	25 St David Street, Rippleside, Vic 3215	\$1,220,000	2023-09-23
2	48 Wellington Street Geelong West Vic 3218	\$1,220,000	2023-08-01
3	55 Walker Street, Rippleside, Vic 3215	\$1,190,000	2022-10-01

This Statement of Information was prepared on:

