

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

2A Swinburne Street, Ripplside, VIC 3215
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Indicative selling price

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

Single price

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 or range between

\$710,000

 &

\$730,000

Median sale price

Median price

\$ 1,025,000

 Property type

House

 Suburb

RIPPLESIDE

Period - From

20/02/2023

 to

19/02/2024

 Source

core_logic

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

	Address of comparable property	Price	Date of sale
1	39b Melbourne Road Drumcondra Vic 3215	\$762,000	2023-04-20
2	14/10-12 Britannia Street Geelong West Vic 3218	\$745,000	2023-08-31
3	1/109 Isabella Street Geelong West Vic 3218	\$680,000	2023-08-18

This Statement of Information was prepared on:

20/02/2024

