

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

4/12 Maryville Street, Ripponlea Vic 3185

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$617,500 Property Type Unit Suburb Ripponlea

Period - From 01/07/2022 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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

	Address of comparable property	Price	Date of sale
1	6/229 Brighton Rd ELWOOD 3184	\$780,000	12/04/2023
2	1/12 Shelley St ELWOOD 3184	\$770,000	08/06/2023
3	5/45 Spray St ELWOOD 3184	\$730,000	27/05/2023

OR

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

This Statement of Information was prepared on:

08/09/2023 17:01



Rooms: 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



6/229 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$780,000

Method: Sold Before Auction

Date: 12/04/2023

Property Type: Unit



1/12 Shelley St ELWOOD 3184 (VG)

Agent Comments



Price: \$770,000

Method: Sale

Date: 08/06/2023

Property Type: Strata Unit/Flat



5/45 Spray St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Unit