

# 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 5 Maryville Street, Ripponlea Vic 3185

### Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

### Median sale price

Median price \$1,170,000 Property Type House Suburb Ripponlea

Period - From 02/05/2023 to 01/05/2024 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	11 Curral Rd ELSTERNWICK 3185	\$2,130,000	16/12/2023
2			
3			

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: 02/05/2024 08:57



3   1   2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 517 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,100,000 - \$2,200,000  
**Median House Price**  
02/05/2023 - 01/05/2024: \$1,170,000

## Comparable Properties



11 Curral Rd ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

3   1   1

**Price:** \$2,130,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 525 sqm approx

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.