

# 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 6/1B Victoria 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 \$480,000 or range between &

### Median sale price

Median price \$669,250 Property type Unit Suburb RIPPLESIDE  
Period - From 26/02/2023 to 25/02/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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	12/21 The Esplanade Geelong Vic 3220	\$510,000	2023-09-26
2	304/18 Malone Street Geelong Vic 3220	\$510,000	2023-07-12
3	2/1-4 Howe Court Geelong West Vic 3218	\$445,000	2023-05-24

This Statement of Information was prepared on: 26/02/2024

