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	21 Maryville Street, Ripponlea Vic 3185

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,605,000 Property Type House Suburb Ripponlea

Period - From 01/01/2022 to 31/12/2022 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	15 Avoca Av ELWOOD 3184	$1,873,000	10/10/2022
2	429 Inkerman St ST KILDA EAST 3183	$1,830,000	10/09/2022
3	90a Orrong Rd ELSTERNWICK 3185	$1,750,000	02/12/2022

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: 07/02/2023 16:17

21 Maryville Street, Ripponlea Vic 3185



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 489 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
Year ending December 2022: $1,605,000

Comparable Properties



15 Avoca Av ELWOOD 3184 (REI/VG)

3 1 1

Price: $1,873,000
Method: Private Sale
Date: 10/10/2022
Property Type: House
Land Size: 353 sqm approx

Agent Comments



429 Inkerman St ST KILDA EAST 3183 (REI)

3 1 2

Price: $1,830,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 407 sqm approx

Agent Comments



90a Orrong Rd ELSTERNWICK 3185 (REI/VG)

3 1 2

Price: $1,750,000
Method: Sold Before Auction
Date: 02/12/2022
Property Type: House (Res)
Land Size: 494 sqm approx

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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