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	4/1B Victoria Street, Rippleside, VIC 3215

Indicative selling price

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

Range between $419,000 & $459,000

Median sale price

Median price 816,000 Property Type Unit Suburb RIPPLESIDE

Period - From 28/05/2023 to 27/11/2024 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 12/128 Elizabeth Street Geelong West Vic 3218	$455,000	2024-07-31
2 6/1b Victoria Street Rippleside Vic 3215	$449,000	2024-05-25
3 1/40 Clonard Avenue Geelong West Vic 3218	$445,000	2024-02-29

This Statement of Information was prepared on: 28/11/2024