

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

10 Bay Street Rippleside VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

House

Suburb

Rippleside

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

37 Bell Parade Drumcondra VIC 3215	\$1,215,000	15-May-20
23 Beach Parade Drumcondra VIC 3215	\$1,100,000	15-Feb-20
8 Wattletree Road Drumcondra VIC 3215	\$1,100,000	07-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 August 2021



37 Bell Parade Drumcondra VIC 3215

3 2 3

Sold Price

\$1,215,000

Sold Date **15-May-20**

Distance **0.74km**



23 Beach Parade Drumcondra VIC 3215

3 1 5

Sold Price

\$1,100,000

Sold Date **15-Feb-20**

Distance **0.95km**



8 Wattletree Road Drumcondra VIC 3215

4 3 2

Sold Price

Sold Date **07-May-21**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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