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## HOUSE Offered for Sale

32 Margaret Street Rippleside VIC 3215

 4  2  1

## Indicative Selling Price

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

Range between \$800,000 & \$850,000

## Median Sale Price

\$573,000 Houses in Rippleside between Jun 2017 - May 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**34 Edward Street Rippleside VIC 3215**

 2  1  1

Sold Price **\$679,000** Sold Date **21-Apr-18**

Distance **0.09km**



**4 Walker Street Rippleside VIC 3215**

 4  2  2

Sold Price **\$840,000** Sold Date **05-May-18**

Distance **0.16km**



**213 Melbourne Road Rippleside VIC 3215**

 4  2  3

Sold Price **\$750,000** Sold Date **03-Mar-18**

Distance **0.52km**

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