

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

6/6 Ripon Grove, Elsternwick Vic 3185

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$705,000

Property Type Unit

Suburb Elsternwick

Period - From 01/10/2019

to 30/09/2020

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	9/26 Pine Av ELWOOD 3184	\$391,000	10/06/2020
2	3/14 Alder St CAULFIELD SOUTH 3162	\$375,000	23/05/2020
3	3/2 Yorston Ct ELSTERNWICK 3185	\$350,000	01/07/2020

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:

04/11/2020 13:13



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Property Type: Flat
Agent Comments

Indicative Selling Price

\$360,000 - \$380,000

Median Unit Price

Year ending September 2020: \$705,000

Comparable Properties



9/26 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$391,000

Method: Sold Before Auction

Date: 10/06/2020

Property Type: Apartment



3/14 Alder St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 23/05/2020

Property Type: Apartment



3/2 Yorston Ct ELSTERNWICK 3185 (VG)

Agent Comments

1 - -

Price: \$350,000

Method: Sale

Date: 01/07/2020

Property Type: Strata Unit/Flat