

## 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

1/1 Hotham Grove Ripponlea VIC 3185

### Indicative selling price

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

Single Price

\$384,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

Ripponlea

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 6/93 Argyle Street St Kilda VIC 3182  | \$390,000 | 07-Apr-21 |
| 5/63 Tennyson Street Elwood VIC 3184  | \$420,000 | 20-Feb-21 |
| 15/24 Tennyson Street Elwood VIC 3184 | \$405,000 | 23-Jan-21 |

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 6 months.~~

This Statement of Information was prepared on: 26 April 2021



**6/93 Argyle Street St Kilda VIC 3182**

 1  1  1

Sold Price

<sup>RS</sup> **\$390,000**

Sold Date

**07-Apr-21**

Distance

**1.92km**



**5/63 Tennyson Street Elwood VIC 3184**

 1  1  1

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**20-Feb-21**

Distance

**0.51km**



**15/24 Tennyson Street Elwood VIC 3184**

 1  1  1

Sold Price

**\$405,000**

Sold Date

**23-Jan-21**

Distance

**1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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