

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

2/22 Glen Eira Road, Ripponlea Vic 3185

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$624,000

Property Type

Unit

Suburb

Ripponlea

Period - From

01/01/2021

to

31/12/2021

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	6/6 Hughenden Rd ST KILDA EAST 3183	\$755,000	28/11/2021
2	5/229 Brighton Rd ELWOOD 3184	\$749,000	17/12/2021
3	13/15 Milton St ELWOOD 3184	\$715,000	02/04/2022

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:

04/04/2022 09:23

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Indicative Selling Price
\$735,000

Median Unit Price
Year ending December 2021: \$624,000



2 1 1

Property Type: Unit
Agent Comments

Comparable Properties



6/6 Hughenden Rd ST KILDA EAST 3183 (VG) **Agent Comments**

2 - -

Price: \$755,000
Method: Sale
Date: 28/11/2021
Property Type: Strata Flat - Single OYO Flat



5/229 Brighton Rd ELWOOD 3184 (REI/VG) **Agent Comments**

2 1 1

Price: \$749,000
Method: Private Sale
Date: 17/12/2021
Property Type: Apartment



13/15 Milton St ELWOOD 3184 (REI) **Agent Comments**

2 1 1

Price: \$715,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018