

## 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

12 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)

Range between \$1,200,000

&amp;

\$1,300,000

**Median sale price\***

Median price \$1,490,000

House

X

Unit

Suburb Ripponlea

Period - From 31/01/2017

to

31/01/2018

Source PDOL

**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	60 Orrong Rd ELSTERNWICK 3185	\$1,330,000	20/08/2017
2	2 Hotham Gr RIPPONLEA 3185	\$1,250,000	03/12/2017
3	8 Acacia St ELSTERNWICK 3185	\$1,200,000	16/12/2017

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.

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 10 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



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**Rooms:**  
**Property Type:** House  
**Land Size:** 344 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000

**Median House Price \***

31/01/2017 - 31/01/2018: \$1,490,000

\* Agent calculated median based on 10 sales

The opportunity to realise your vision Set in a pristine streetscape only a short stroll to delightful Ripponlea village and Glenhuntly Road attractions, this original freestanding Victorian is set for the next chapter. With (No heritage overlay) it allows maximum versatility to renovate or rebuild STCA. • excellent ROW access • Victorian character throughout • The existing home is set forward on the site allowing flexibility and a deep back garden • Walk to rail station, Ripponlea Mansion, city bound trams and bus, cafes, Michelin star dining and elite schools

## Comparable Properties



**60 Orrong Rd ELSTERNWICK 3185 (REI/VG)**

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**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 20/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 398 sqm approx

**Agent Comments**

An unrenovated semi-detached home on slightly bigger land.



**2 Hotham Gr RIPPONLEA 3185 (REI)**

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**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 03/12/2017  
**Rooms:** -  
**Property Type:** House

**Agent Comments**

An unrenovated home on slightly smaller land.



**8 Acacia St ELSTERNWICK 3185 (REI)**

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**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 346 sqm approx

**Agent Comments**

An unrenovated home on similar land.