

Single residential property located in the Melbourne metropolitan area

Sections 47 AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 2/17 Oak Grove, Ripponlea, Vic 3185

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$625,000

Property type Apartment

Suburb Ripponlea

Period - From 01/10/2022

to 31/12/2022

Source REIV

Comparable property sales

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
5/15 Oak Gr RIPPONLEA 3185	\$457,000	26/02/2023
8/84 Grosvenor St BALACLAVA 3183	\$444,000	22/02/2023
10/146 Alma Rd ST KILDA EAST 3183	\$450,000	15/12/2022

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: 20/03/2023