

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

14 Erindale Avenue, Ripponlea Vic 3185

Indicative selling price

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

Range between \$3,730,000 & \$4,103,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Ripponlea

Period - From 06/03/2022

to 05/03/2023

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	100 Grosvenor St BALACLAVA 3183	\$2,630,000	13/12/2022
2			
3			

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:

06/03/2023 00:10



Property Type:
Agent Comments

Indicative Selling Price

\$3,730,000 - \$4,103,000

Median Unit Price

06/03/2022 - 05/03/2023: \$635,000

Comparable Properties



100 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments



Price: \$2,630,000

Method: Auction Sale

Date: 13/12/2022

Property Type: Block of Apartments

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.