

# 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

3/7 Ripon Grove, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$489,000

### Median sale price

Median price

\$706,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/04/2021

to

31/03/2022

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 | 1/36 Sycamore Gr BALACLAVA 3183    | \$499,500 | 22/01/2022   |
| 2 | 7/122 Glen Huntly Rd ELWOOD 3184   | \$510,000 | 09/02/2022   |
| 3 | 2/27 Venus St CAULFIELD SOUTH 3162 | \$520,000 | 22/02/2022   |

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:

16/05/2022 10:40

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

**Indicative Selling Price**

\$489,000

**Median Unit Price**

Year ending March 2022: \$706,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/36 Sycamore Gr BALACLAVA 3183 (REI/VG)** Agent Comments

2 1 1

**Price:** \$499,500

**Method:** Private Sale

**Date:** 22/01/2022

**Property Type:** Apartment



**7/122 Glen Huntly Rd ELWOOD 3184 (REI/VG)** Agent Comments

2 1 1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 09/02/2022

**Property Type:** Apartment



**2/27 Venus St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments

2 1 1

**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 22/02/2022

**Property Type:** Apartment

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525