

# 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

4 Morres Street, 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 \$2,450,000 & \$2,550,000

### Median sale price

Median price \$1,601,750 Property Type House Suburb Ripponlea

Period - From 09/07/2019 to 08/07/2020 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	11 Liscard St ELSTERNWICK 3185	\$2,451,500	29/03/2020
2	29 Prentice St ELSTERNWICK 3185	\$2,375,000	14/03/2020
3	69 Carlisle St ST KILDA 3182	\$2,200,000	13/05/2020

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:

09/07/2020 16:17

4 Morres Street, Ripponlea Vic 3185

THE AGENCY

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**Indicative Selling Price**

\$2,450,000 - \$2,550,000

**Median House Price**

09/07/2019 - 08/07/2020: \$1,601,750



4 2 2

**Property Type:** House

**Land Size:** 495 sqm approx

**Agent Comments**

A flawless blend of beautiful 1930s Spanish Mission character and considered contemporary class, this stunning 4 bedroom + study, 2 bathroom residence is a triumph of family living opposite scenic parklands and steps to the charming Ripponlea Village.

## Comparable Properties



11 Liscard St ELSTERNWICK 3185 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$2,451,500

**Method:** Sold Before Auction

**Date:** 29/03/2020

**Property Type:** House (Res)

**Land Size:** 523 sqm approx



29 Prentice St ELSTERNWICK 3185 (REI/VG)

**Agent Comments**

4 3 2

**Price:** \$2,375,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Property Type:** House (Res)

**Land Size:** 333 sqm approx



69 Carlisle St ST KILDA 3182 (REI)

**Agent Comments**

4 2 2

**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 13/05/2020

**Property Type:** House

**Land Size:** 376 sqm approx

**Account** - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.