

# 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

6/6-8 Glen Eira Road, 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 \$480,000

&

\$520,000

### Median sale price

Median price \$667,500

Property Type Unit

Suburb Ripponlea

Period - From 01/10/2021

to 30/09/2022

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	21/9 Meadow St ST KILDA EAST 3183	\$511,600	08/11/2022
2	9/11 Downshire Rd ELSTERNWICK 3185	\$500,000	04/12/2022
3	26/6 Redan St ST KILDA 3182	\$490,000	24/10/2022

**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:

12/12/2022 11:17

6/6-8 Glen Eira Road, Ripponlea Vic 3185

THE AGENCY

Brendan Walker

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**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

Year ending September 2022: \$667,500



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**21/9 Meadow St ST KILDA EAST 3183 (REI)**

**Agent Comments**

2 1 1

**Price:** \$511,600

**Method:** Sold Before Auction

**Date:** 08/11/2022

**Property Type:** Apartment



**9/11 Downshire Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**

2 1 1

**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 04/12/2022

**Property Type:** Apartment



**26/6 Redan St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 24/10/2022

**Property Type:** Apartment

**Account - The Agency Port Phillip** | P: 03 8578 0388



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