

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

1/4 Quat Quatta Avenue, Ripponlea Vic 3185

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$508,250

Property Type Unit

Suburb Ripponlea

Period - From 01/07/2019

to 30/06/2020

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 | 1/132 Inkerman St ST KILDA 3182 | \$500,000 | 17/04/2020 |
| 2 | 17/41-43 Spray St ELWOOD 3184 | \$500,000 | 24/01/2020 |
| 3 | 3/55 Foam St ELWOOD 3184 | \$450,000 | 15/04/2020 |

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:

17/07/2020 16:24



Property Type:

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending June 2020: \$508,250

Comparable Properties



1/132 Inkerman St ST KILDA 3182 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 17/04/2020

Property Type: Strata Flat - Single OYO Flat



17/41-43 Spray St ELWOOD 3184 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 24/01/2020

Property Type: Strata Unit/Flat



3/55 Foam St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 15/04/2020

Property Type: Flat