

# 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

11 Erindale Avenue, 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 \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$2,325,750

Property Type House

Suburb Ripponlea

Period - From 27/04/2020

to

26/04/2021

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	2 Evelyn St ST KILDA EAST 3183	\$1,610,000	15/11/2020
2	35 Malakoff St ST KILDA EAST 3183	\$1,531,000	19/12/2020
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:

27/04/2021 15:34



 3  1 

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

27/04/2020 - 26/04/2021: \$2,325,750

## Comparable Properties



**2 Evelyn St ST KILDA EAST 3183 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 15/11/2020

**Property Type:** House (Res)

**Land Size:** 227 sqm approx



**35 Malakoff St ST KILDA EAST 3183 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,531,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House

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.