

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

4/17 Oak Grove, Ripponlea Vic 3185

Indicative selling price

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

Range between \$480,000

&

\$500,000

Median sale price

Median price \$578,000

Property Type Unit

Suburb Ripponlea

Period - From 01/10/2019

to 30/09/2020

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	3/23 Carlisle Av BALACLAVA 3183	\$495,000	11/10/2020
2	1/2 Alfriston St ELWOOD 3184	\$487,000	21/10/2020
3	1/3 Quat Quatta Av RIPPONLEA 3185	\$485,000	14/08/2020

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:

09/11/2020 11:34



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Property Type: Flat

Agent Comments

Comparable Properties



3/23 Carlisle Av BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 11/10/2020

Property Type: Apartment



1/2 Alfriston St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$487,000

Method: Private Sale

Date: 21/10/2020

Property Type: Apartment



1/3 Quat Quatta Av RIPPONLEA 3185 (REI/VG) Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 14/08/2020

Property Type: Apartment