

# 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

2 Quat Quatta 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

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,435,750

Property Type

House

Suburb

Ripponlea

Period - From

22/11/2018

to

21/11/2019

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	12/39 Horne St ELSTERNWICK 3185	\$1,050,000	25/09/2019
2	11/16-20 Milton St ELWOOD 3184	\$1,025,000	14/09/2019
3	1/6-8 Greig Ct ELWOOD 3184	\$967,500	11/06/2019

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:

22/11/2019 10:48

2 Quat Quatta Avenue, Ripponlea Vic 3185

**Jellis  
Craig**

Ben Thompson

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

22/11/2018 - 21/11/2019: \$1,435,750



3 2 2

**Rooms:** 7

**Property Type:** Townhouse

**Land Size:** 131 sqm approx

Agent Comments

## Comparable Properties



**12/39 Horne St ELSTERNWICK 3185 (REI)**

Agent Comments

3 2 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 25/09/2019

**Property Type:** Townhouse (Single)



**11/16-20 Milton St ELWOOD 3184 (REI)**

Agent Comments

3 1 1

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** Townhouse (Res)



**1/6-8 Greig Ct ELWOOD 3184 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$967,500

**Method:** Private Sale

**Date:** 11/06/2019

**Property Type:** Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200



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.