

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	3/15 Oak Grove, Ripponlea Vic 3185
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Indicative selling price

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

Range between	\$440,000	&	\$480,000
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Median sale price

Median price	\$551,550	House		Unit	X	Suburb	Ripponlea
Period - From	01/07/2017	to	30/06/2018	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	7/378 Inkerman St ST KILDA EAST 3183	\$485,000	10/08/2018
2	17/162 Brighton Rd RIPPONLEA 3185	\$477,500	25/08/2018
3	14/15 Hotham St ST KILDA EAST 3183	\$467,500	18/08/2018

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.



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Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending June 2018: \$551,550

Comparable Properties



7/378 Inkerman St ST KILDA EAST 3183 (REI) Agent Comments

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Price: \$485,000
Method: Private Sale
Date: 10/08/2018
Rooms: -
Property Type: Apartment



17/162 Brighton Rd RIPPONLEA 3185 (REI) Agent Comments

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Price: \$477,500
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Unit



14/15 Hotham St ST KILDA EAST 3183 (REI) Agent Comments

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Price: \$467,500
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: Apartment