

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 5/15 Oak Grove, Ripponlea

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$450,000

\$495,000

Median sale price

Median price

\$675,000

Property type

Apartment

Suburb

Ripponlea

Period - From

1st October
2022

to

31st
December
2022

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. 7/15 Foam Street Elwood	\$579,000	08/12/22
2. 1/8 Avoca Street Elwood	\$600,000	16.11.22
3. 4/10 Vautier Street Elwood	\$586,000	27.01.23

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: Monday 6 February 2023