

## 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 6/245 Hotham Street, 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 \$280,000 & \$308,000

#### Median sale price

Median price \$569,000 House Unit X Suburb Ripponlea

Period - From 01/04/2018 to 31/03/2019 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	12/8 Robert St ELWOOD 3184	\$307,000	28/11/2018
2	27/53 Balaclava Rd ST KILDA EAST 3183	\$295,000	01/02/2019
3	3/245 Hotham St RIPPONLEA 3185	\$280,000	24/11/2018

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:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$280,000 - \$308,000

**Median Unit Price**

Year ending March 2019: \$569,000

## Comparable Properties



**12/8 Robert St ELWOOD 3184 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$307,000

**Method:** Private Sale

**Date:** 28/11/2018

**Rooms:** -

**Property Type:** Apartment



**27/53 Balaclava Rd ST KILDA EAST 3183 (REI)** **Agent Comments**

1 1 -

**Price:** \$295,000

**Method:** Private Sale

**Date:** 01/02/2019

**Rooms:** -

**Property Type:** Apartment



**3/245 Hotham St RIPPONLEA 3185 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$280,000

**Method:** Auction Sale

**Date:** 24/11/2018

**Rooms:** -

**Property Type:** Apartment