

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

1/199 Hotham Street, Ripponlea Vic 3185

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$626,500

Property Type

Unit

Suburb

Ripponlea

Period - From

01/04/2021

to

31/03/2022

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	6/7a Coleridge St ELWOOD 3184	\$575,000	14/12/2021
2	11/88 Carlisle St ST KILDA 3182	\$595,000	18/03/2022
3	4/12 Carlisle Av BALACLAVA 3183	\$600,000	04/03/2022

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:

28/04/2022 16:40

1/199 Hotham Street, Ripponlea Vic 3185



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$575,000

Median Unit Price

Year ending March 2022: \$626,500

Comparable Properties



6/7a Coleridge St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 14/12/2021

Property Type: Apartment



11/88 Carlisle St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 18/03/2022

Property Type: Apartment



4/12 Carlisle Av BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: Unit

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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