

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

2-4 Oak Grove Ripponlea VIC 3185

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

13/83-89 Brighton Road Elwood VIC 3184	\$1,235,000	12-Feb-22
2/5 Meadow Street St Kilda East VIC 3183	\$1,251,770	30-Sep-21
13 Young Street St Kilda East VIC 3183	\$1,200,000	12-Feb-22

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 6 months.~~

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Melanie Walden
P 90664813
M 0422395214
E melaniewalden@mcgrath.com.au



**13/83-89 Brighton Road Elwood
VIC 3184**

3 1 1

Sold Price ^{RS} **\$1,235,000** ^{UN} Sold Date **12-Feb-22**

Distance **0.77km**



**2/5 Meadow Street St Kilda East
VIC 3183**

3 2 1

Sold Price **\$1,251,770** Sold Date **30-Sep-21**

Distance **0.88km**



**13 Young Street St Kilda East VIC
3183**

3 1 1

Sold Price ^{RS} **\$1,200,000** Sold Date **12-Feb-22**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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