

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

21/6-8 GLEN EIRA ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Aug 2021

to

31 Jul 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

1/122 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$435,000	04-Aug-22
7/6 MARRIOTT STREET ST KILDA VIC 3182	\$430,000	28-Apr-22
16/72-74 CARLISLE STREET ST KILDA VIC 3182	\$420,000	22-Apr-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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**1/122 GLEN HUNTLY ROAD
ELWOOD VIC 3184**

2 1 1

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **04-Aug-22**

Distance **0.81km**



**7/6 MARRIOTT STREET ST KILDA
VIC 3182**

2 1 1

Sold Price **\$430,000** Sold Date **28-Apr-22**

Distance **1.57km**



**16/72-74 CARLISLE STREET ST
KILDA VIC 3182**

2 1 1

Sold Price **\$420,000** Sold Date **22-Apr-22**

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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