

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

3/209 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 \$400,000 & \$420,000

## Median sale price

Median price \$622,500 Property type Unit Suburb Ripponlea

Period - From 01/07/2023 to 30/09/2023 Source REIV

## Comparable property sales

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
13/144-146 Brighton Rd RIPPONLEA 3185	\$460,000	14/09/2023
6/364 Carlisle St BALACLAVA 3183	\$445,000	22/08/2023
7/29 Nepean Hwy ELSTERNWICK 3185	\$420,000	06/08/2023

This Statement of Information was prepared on: 16/10/2023