

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

5/13 Fuller Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$667,500

Property Type Unit

Suburb Ripponlea

Period - From 01/10/2021

to

30/09/2022

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	16/41 Chapel St ST KILDA 3182	\$688,000	16/06/2022
2	14/94 Tennyson St ELWOOD 3184	\$675,000	10/06/2022
3	8/120 Brighton Rd RIPPONLEA 3185	\$650,500	06/08/2022

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:

20/10/2022 10:08



3
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

Year ending September 2022: \$667,500

Mere moments from the heart of thriving Ripponlea Village and Ripponlea Train Station, this boutique 3-bedroom apartment strikes the perfect balance of charm, convenience, and contemporary class. Boasting house-sized proportions and immaculately presented from top-to-toe, the Scandi-inspired renovation creates an unrivalled level of style and sophistication.

Comparable Properties



16/41 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

3
 1
 1

Price: \$688,000

Method: Private Sale

Date: 16/06/2022

Property Type: Apartment



14/94 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

3
 1
 1

Price: \$675,000

Method: Private Sale

Date: 10/06/2022

Property Type: Apartment



8/120 Brighton Rd RIPPONLEA 3185 (REI/VG)

Agent Comments

2
 1
 1

Price: \$650,500

Method: Sold Before Auction

Date: 06/08/2022

Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388