

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

6/32 Oak Grove, Ripponlea Vic 3185

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$525,000

Median sale price

Median price \$615,000

House

Unit

X

Suburb

Ripponlea

Period - From 01/10/2016

to

30/09/2017

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	6/24 Blenheim St BALACLAVA 3183	\$512,500	14/06/2017
2	12/85 Grosvenor St BALACLAVA 3183	\$500,000	14/10/2017
3	11/322 Dandenong Rd ST KILDA EAST 3183	\$495,000	21/05/2017

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.

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2
 1
 1

Rooms: 5**Property Type:** Flat**Agent Comments**

Spacious top floor apartment in terrific location! One of only six, this apartment features entrance hall, two good-sized bedrooms with BIRs third bedroom/study option, light-filled lounge opening onto north-facing balcony with city views, huge kitchen with meals area & gas cooking, separate centra

Indicative Selling Price

\$500,000 - \$525,000

Median Unit Price

Year ending September 2017: \$615,000

Comparable Properties

**6/24 Blenheim St BALACLAVA 3183 (REI)****Agent Comments**

2
 1
 1

Price: \$512,500**Method:** Private Sale**Date:** 14/06/2017**Rooms:** 3**Property Type:** Apartment**12/85 Grosvenor St BALACLAVA 3183 (REI)****Agent Comments**

2
 1
 1

Price: \$500,000**Method:** Private Sale**Date:** 14/10/2017**Rooms:** -**Property Type:** Apartment**11/322 Dandenong Rd ST KILDA EAST 3183 (REI)****Agent Comments**

2
 1
 1

Price: \$495,000**Method:** Auction Sale**Date:** 21/05/2017**Rooms:** 3**Property Type:** Apartment