

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

2/245 Hotham Street, Ripponlea Vic 3185

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Ripponlea

Period - From

01/04/2020

to

31/03/2021

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	5/212 Inkerman St ST KILDA EAST 3183	\$390,000	06/05/2021
2	10/58 Byron St ELWOOD 3184	\$405,000	26/04/2021
3	18/197 Brighton Rd ELWOOD 3184	\$372,500	16/04/2021

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:

26/05/2021 11:59



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$385,000

Median Unit Price

Year ending March 2021: \$585,000

Comparable Properties



5/212 Inkerman St ST KILDA EAST 3183 (REI) **Agent Comments**

 1  1  1

Price: \$390,000

Method: Private Sale

Date: 06/05/2021

Property Type: Apartment



10/58 Byron St ELWOOD 3184 (REI)

Agent Comments

 1  1  -

Price: \$405,000

Method: Sold Before Auction

Date: 26/04/2021

Property Type: Apartment



18/197 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$372,500

Method: Private Sale

Date: 16/04/2021

Property Type: Apartment