

## 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

48/6-8 Glen Eira Road Ripponlea VIC 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$310,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Ripponlea

Period-from

01 May 2020

to

30 Apr 2021

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

2/54 Balston Street Balaclava VIC 3183	\$335,000	27-Mar-21
9/54 Balston Street Balaclava VIC 3183	\$300,500	09-Jul-20
8/104 Alexandra Street St Kilda East VIC 3183	\$299,000	10-Mar-21

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.~~

This Statement of Information was prepared on: 3 August 2021



**2/54 Balston Street Balaclava VIC 3183**

Sold Price

RS

**\$335,000**

Sold Date

**27-Mar-21**



1



1



1

Distance

**0.97km**



**9/54 Balston Street Balaclava VIC 3183**

Sold Price

**\$300,500**

Sold Date

**09-Jul-20**



1



1



1

Distance

**0.97km**



**8/104 Alexandra Street St Kilda East VIC 3183**

Sold Price

**\$299,000**

Sold Date

**10-Mar-21**



1



1



1

Distance

**1.82km**

RS = Recent sale

UN = Undisclosed Sale

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