

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 9/10 Maryville Street, Ripponlea Vic 3185

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Ripponlea

Period - From 01/07/2023 to 30/06/2024 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	3/102 Brighton Rd RIPPONLEA 3185	\$570,000	20/09/2024
2	23/41 Chapel St ST KILDA 3182	\$583,000	20/09/2024
3	7/125 Alma Rd ST KILDA EAST 3183	\$607,000	19/09/2024

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: 02/10/2024 12:57



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2024: \$620,000

Comparable Properties



3/102 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 20/09/2024

Property Type: Apartment



23/41 Chapel St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$583,000

Method: Sold Before Auction

Date: 20/09/2024

Property Type: Apartment



7/125 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$607,000

Method: Private Sale

Date: 19/09/2024

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300