

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

7/6-8 Glen Eira Road Ripponlea VIC 3185

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

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

| | | |
|--|-----------|-----------|
| 17/6-8 Glen Eira Road Ripponlea VIC 3185 | \$492,000 | 23-Nov-20 |
| 29/6-8 Glen Eira Road Ripponlea VIC 3185 | \$495,000 | 29-Jan-21 |
| 5/124 Brighton Road Ripponlea VIC 3185 | \$515,000 | 12-Dec-20 |

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: 07 May 2021

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17/6-8 Glen Eira Road Ripponlea
 VIC 3185

2 1 1

Sold Price **\$492,000** Sold Date **23-Nov-20**

Distance -



29/6-8 Glen Eira Road Ripponlea
 VIC 3185

2 1 1

Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **29-Jan-21**

Distance -



5/124 Brighton Road Ripponlea VIC
 3185

2 1 1

Sold Price ^{RS} **\$515,000** Sold Date **12-Dec-20**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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