

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

7/199 Hotham Street, Ripponlea Vic 3185

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$551,550

House

Unit

X

Suburb

Ripponlea

Period - From

01/07/2017

to

30/06/2018

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 | 4/29 Fulton St ST KILDA EAST 3183 | \$635,000 | 29/07/2018 |
| 2 | 7/7 Mulgrave St ELSTERNWICK 3185 | \$612,000 | 24/06/2018 |
| 3 | 7/35 Hotham St ST KILDA EAST 3183 | \$580,500 | 14/07/2018 |

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



4/29 Fulton St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$635,000

Method: Auction Sale

Date: 29/07/2018

Rooms: 4

Property Type: Apartment



7/7 Mulgrave St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$612,000

Method: Auction Sale

Date: 24/06/2018

Rooms: 5

Property Type: Apartment



7/35 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$580,500

Method: Auction Sale

Date: 14/07/2018

Rooms: 3

Property Type: Apartment