

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

5/2 Erindale Avenue, Ripponlea Vic 3185

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

Range between \$540,000

&

\$594,000

Median sale price

Median price \$571,750

House

Unit

X

Suburb

Ripponlea

Period - From 01/01/2017

to

31/12/2017

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	14/10 Parkside St ELSTERNWICK 3185	\$610,000	09/12/2017
2	2/80 Blessington St ST KILDA 3182	\$595,000	24/02/2018
3	2/14 Broadway ELWOOD 3184	\$595,000	09/12/2017

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: Strata Flat - Single
OYO Flat

Agent Comments

Comparable Properties



14/10 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Apartment



2/80 Blessington St ST KILDA 3182 (REI)

Agent Comments



Price: \$595,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 3

Property Type: Apartment



2/14 Broadway ELWOOD 3184 (REI)

Agent Comments



Price: \$595,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 3

Property Type: Apartment