

# 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

1/48 Lyndon Street, Ripponlea Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$508,250

Property Type Unit

Suburb Ripponlea

Period - From 01/07/2019

to 30/06/2020

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 | 1/33 Parkside St ELSTERNWICK 3185 | \$1,100,000 | 20/03/2020   |
| 2 | 15/39 Balston St BALACLAVA 3183   | \$1,025,000 | 27/06/2020   |
| 3 | 7/33 Tennyson St ELWOOD 3184      | \$1,025,000 | 06/06/2020   |

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:

21/07/2020 09:01



**Rooms:** 1

**Property Type:** Strata Unit/Flat

Agent Comments

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

Year ending June 2020: \$508,250

## Comparable Properties



1/33 Parkside St ELSTERNWICK 3185 (REI/VG) Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 20/03/2020

**Property Type:** Unit



15/39 Balston St BALACLAVA 3183 (REI)

Agent Comments



**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 27/06/2020

**Property Type:** Townhouse (Res)



7/33 Tennyson St ELWOOD 3184 (REI)

Agent Comments



**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 06/06/2020

**Property Type:** Townhouse (Res)