

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

8/211 Hotham Street, Ripponlea Vic 3185

Indicative selling price

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

Range between

\$350,000

&

\$375,000

Median sale price

Median price

\$578,000

Property Type

Unit

Suburb

Ripponlea

Period - From

21/10/2019

to

20/10/2020

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	15/51 Chapel St ST KILDA 3182	\$365,000	23/07/2020
2	6/169 Ormond Rd ELWOOD 3184	\$360,000	08/07/2020
3	3/2 Yorston Ct ELSTERNWICK 3185	\$350,000	01/07/2020

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:

21/10/2020 13:49



Rooms: 2
Property Type: Apartment
Land Size: 51 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000
Median Unit Price
21/10/2019 - 20/10/2020: \$578,000

Comparable Properties



15/51 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$365,000
Method: Sold Before Auction
Date: 23/07/2020
Rooms: 3
Property Type: Apartment



6/169 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 08/07/2020
Rooms: 2
Property Type: Apartment



3/2 Yorston Ct ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 01/07/2020
Property Type: Strata Unit/Flat