

# 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

195 Hotham 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 \$1,950,000

&

\$2,100,000

### Median sale price

Median price \$2,325,750

Property Type House

Suburb Ripponlea

Period - From 03/04/2020

to

02/04/2021

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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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:

03/04/2021 09:42

195 Hotham Street, Ripponlea Vic 3185

Chisholm&Gamon

Torsten Kasper

03 9531 1245

0428 454 181

torsten@chisholmgamon.com.au

**Indicative Selling Price**

\$1,950,000 - \$2,100,000

**Median House Price**

03/04/2020 - 02/04/2021: \$2,325,750



 5  3  3

**Property Type:** House

**Land Size:** 419 sqm approx

**Agent Comments**

## Comparable Properties

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.

**Account** - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748